



## Exceptional Property Amidst Vineyards



### Informazioni sull'Agente

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nome:             | David Evans                                                   |
| Nome della ditta: | Cle France Ltd                                                |
| Nazione:          | United Kingdom                                                |
| Experience since: |                                                               |
| Tipo di servizio: | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
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| Languages:        | English, French                                               |
| Sito web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 526,500 |

#### Posizione

|                              |                   |
|------------------------------|-------------------|
| Nazione:                     | France            |
| Stato / Regione / Provincia: | Occitanie         |
| Città:                       | Belvezet-du-Razes |
| Cap:                         | 11240             |
| Pubblicato:                  | 13/10/2025        |

#### Descrizione:

In the heart of Languedoc, just 10 km from Limoux, this rare estate surrounded by vineyards offers a charming residence with strong development potential. Renovated main house with views of the Pyrenees 160 m2 house, carefully renovated (insulation, quality materials), comprising a large, bright living space of approximately 60 m2, three bedrooms, a salt-water swimming pool, a landscaped garden and an outdoor dining area with barbecue.

Independent accommodation: 90 m2 apartment, to be finished renovating, comprising two bedrooms, a kitchen open to the living room and a bathroom.

It connects to the main house, allowing the creation of a single, large dwelling if desired.

Dependencies Garage of approximately 65 m2, hangar of 260 m2, stone cellar of 80 m2 ideal for tastings or a wine tourism project, as well as a stable of 100 m2.

- Habitable Size m2 : 219 m2
- Land size m2 : 4 484 m2



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- Number of Bedrooms : 5
  - Number of rooms : 7
  - Number of levels : 3
  - Open view : Pyrenees and vineyards.

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Comune

|                       |         |
|-----------------------|---------|
| Camere da letto:      | 5       |
| Bagni:                | 2       |
| Dimensione del lotto: | 4484 mq |



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## Utility details

Heating: Sì

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.685.390

