



Beautiful House with Pool in the Middle of Vineyards



Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 461,000

Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Lavalette
CEP:	11290
Adicionado:	11/03/2026

Informação adicional:

In a sought-after village near Carcassonne, a beautiful and spacious winemaker's house, fully renovated, with a garage, outbuildings, and a swimming pool.

The house is all on one level and opens directly onto a walled garden, sheltered from the wind and prying eyes. Facing south and with windows on both sides, it benefits from abundant natural light and offers generous living spaces, including a kitchen/living room of over 35m².

Currently, there are 3 bedrooms (with the possibility of creating 2 more), a workshop, an office, a laundry room, 2 bathrooms, 1 shower room, and 3 toilets.

Features include a new roof, double glazing, mains gas central heating (condensing boiler), good insulation, and low property taxes.

A large, comfortable family home, full of charm and very pleasant to live in.

Features and Specifications:



Living area (m2): 200 m2
Land area: 850 m2
Number of bedrooms: 3
Number of rooms: 7
Number of floors: 1
Number of bathrooms: 2
Number of shower rooms: 1
Kitchen: Open plan
Kitchen type: Equipped
Heating system: Mains gas
Heating type: Boiler
Heating system: Central
Terrace: Yes
Number of garages: 1
Orientation: South
Year of construction: 1880
Wooded grounds: YES
Condominium: No

Financial Information:

Annual property tax: 600 Euro.

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

Comum

Quartos de dormir:	3
Banheiro:	3
Tamanho do lote:	850 m ²

Utility details

Heating:	Sim
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.258.968

