



## Stunning Stone Barn, Entirely Renovated To The Highest Standards, Offering 217 M2 Of Living Space With 6 Bedrooms And 4 Bathrooms On A 1520 M2 Landscaped Plot With Pool And Peaceful Setting. Rare



### Информация об агенте

Название:	Freddy Rueda
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,018,571.65

### Местоположение

Страна:	Франция
Область:	Occitanie
Почтовый индекс:	34360
Добавлено:	13.05.2025

#### Описание:

A charming village with all amenities, ideally located just 25 minutes from Narbonne, 30 minutes from Beziers, and 40 minutes from the Mediterranean coast.

Exceptional property, luxurious renovation ! This stunning stone barn has been entirely transformed into a refined home ! Renovated to the highest standards using premium materials, it offers 217 m2 of elegant living space, including a fully equipped kitchen, a luminous living/dining area, laundry room, 6 bedrooms (two en-suite master suites, one on the ground floor, the other on the first floor), 4 bathrooms and an outbuilding (garage) ready for conversion into a guesthouse. Set on a beautifully landscaped 1520 m2 plot, the property also features a heated saltwater swimming pool, a stone terrace with pergola and a peaceful, green setting, perfect for relaxation. A rare gem, that you will definitely fall in love with !

Main house (217 m2)

Ground = Entrance hall of 6.70 m2 + high-end, fully equipped kitchen of 20 m2 (upper and lower units,



double sink, piano gas cooker, extractor hood, american refrigerator) + spacious hallway of 9.45 m<sup>2</sup> + living/dining room of 35 m<sup>2</sup> (elegant fireplace and large sliding doors) + laundry/boiler room of 5 m<sup>2</sup> (built-in storage) + WC of 1.29 m<sup>2</sup> (hand basin) + hall of 2.95 m<sup>2</sup> (outdoor access) + large master suite of 28 m<sup>2</sup> including a bedroom (multiple built-in wardrobes) and an en-suite bathroom (Italian shower, WC, vanity unit).

1st = Spacious hallway of 11 m<sup>2</sup> + bedroom of 15.85 m<sup>2</sup> + bedroom of 18.61 m<sup>2</sup> (stunning decorative wooden fireplace) + bedroom of 12.41 m<sup>2</sup> (small closet and lovely view) + large bathroom of 10.57 m<sup>2</sup> (double vanity, bathtub, Italian shower, WC, towel heater) + bedroom of 12.12 m<sup>2</sup> + shower room of 4.90 m<sup>2</sup> (vanity unit, WC, Italian shower, towel heater) + sumptuous master suite of 24 m<sup>2</sup> with a vaulted ceiling reaching 8 meters high, including a bedroom and an en-suite bathroom (Italian shower, WC, vanity unit, towel heater).

Outbuilding/garage = Outbuilding of about 25m<sup>2</sup> with a mezzanine, offering excellent potential for conversion into a guest house.

Exterior = A superb, private and landscaped garden of 1520 m<sup>2</sup> with various trees (olive trees, fruit trees, and vines) + a south-facing, heated saltwater swimming pool (10x5m) with electric safety cover, surrounded by a stone terrace and elegant pergola.

Miscellaneous = A stunning renovation using exquisite materials (beautiful tiling, elegant oak doors:) + triple-glazed aluminum windows + electric roller shutters + underfloor heating via heat pump on both levels + reversible air conditioning + thermodynamic water heater + new roof + heated swimming pool + annual property tax of 1323 Euros.

Price = 865.000 Euros (An exceptional and rare property !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 68874

Property Size: 217 m<sup>2</sup>

Property Lot Size: 1,520 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 4

Reference: CS865000E

## Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage



Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Общие

Спальни: 6  
Ванные комнаты: 4

## Utility details

Heating: да

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.914.908

