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## Stunning 6 bed Villa For Sale In Belveze-du-Razes Aude



### Emlakçı Bilgisi

İsim:	Niall Madden
Şirket Adı:	Esales Property Limited
Ülke:	United Kingdom
Experience since:	2002
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Web sitesi:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 520,752.9

### Konum

Ülke:	France
Adres:	Chem. Saint-Julien
Posta kodu:	11240
Yayınlandı:	10.10.2025

### Açıklama:

Stunning 6 bed Villa For Sale In Belveze-du-Razes Aude France

Esales Property ID: es5554805

Property Location

Belveze-du-Razes Aude France

Property Details

Your Dream Life Awaits: A Magnificent Modern Villa in Belvèze-du-Razès

Nestled on the edge of the vibrant and sought-after village of Belvèze-du-Razès, this stunning, immaculately presented villa offers an extraordinary blend of modern luxury and tranquil rural living. Built in 2011 to the highest standards, this property is a true masterpiece of design and functionality. With six bedrooms, three bathrooms, and a dramatic double-height living area, it is the perfect sanctuary for a large family, a holiday retreat, or a peaceful permanent residence. This is a rare find in a prime location, a home that is ready for you to simply unpack and start living your dream.



## A Masterclass in Design and Comfort

The property's layout is a testament to its intelligent and elegant design, centered around a breathtaking, double-height, open-plan living and dining area. This impressive space is flooded with natural light, creating a sense of grandeur and openness. At the heart of this area is a high-quality, open-plan kitchen with an impressive range of integrated appliances, including a magnificent Lacanche Cluny 1800 dual-fuel range cooker—a chef's dream.

The living area is designed for seamless indoor-outdoor living, with expansive sliding doors on two sides that provide effortless access to the outside terraces. For cooler evenings, a cozy wood burner provides a warm and inviting ambiance, complementing the underfloor heating that runs throughout the entire ground floor. The villa's commitment to efficiency and sustainability is evident in the inclusion of photovoltaic panels that power the pool's heating and electricity, along with a recently installed thermodynamic water heater for the main house. The property also benefits from fibre optic internet, ensuring high-speed connectivity.

A long driveway leads to the front of the house, offering ample off-road parking and privacy. The property is entered into the stunning main living space, which provides an immediate 'wow' factor. A corridor from the living area leads to four generously sized and beautifully decorated bedrooms on the ground floor. One of these bedrooms boasts a modern en-suite bathroom, while another offers its own private terrace—the perfect spot for a morning coffee or an evening aperitif. A large garage provides plenty of storage space and houses the oil-fired boiler.

## The Upper Floor: A Private and Versatile Retreat

A stylish staircase from the main living area ascends to the first floor, which is a bright, light-filled space with a variety of flexible uses. This floor features a landing that can serve as a library or study, making it an ideal spot for remote work or quiet contemplation.

The upper level also houses two additional bedrooms. The impressive master bedroom is a true sanctuary, complete with a large en-suite bathroom and stunning views overlooking the pool and garden. The second upstairs bedroom is currently used as an artist's studio, highlighting the property's adaptability to suit a new owner's lifestyle and hobbies.

Every room has been finished to a high standard, ensuring a luxurious and comfortable environment throughout.

## An All-Encompassing Village Lifestyle

The villa is set within a generous, well-maintained garden that surrounds the property, offering magnificent views over the surrounding countryside, fields, and vineyards. The grounds are a horticultural delight, boasting a variety of fruit trees and abundant rose bushes that have been carefully curated by the current owners, adding a touch of rustic charm and elegance.



The outdoor living space is a true highlight, centered around a charming, heated swimming pool with a wooden deck. This is the perfect spot to unwind at the end of a long day or to entertain guests. In addition, there are four separate terraces that lead from the downstairs rooms, providing multiple options for outdoor dining, relaxing, and enjoying the exceptional French climate.

The property's location combines the peace of rural living with the convenience of a dynamic village. Belvèze-du-Razès is a self-sufficient community, with nearly all essential facilities within a five- to ten-minute walk from the house. You will have access to:

- \* Financial & Postal Services: A bank with an ATM and a Post Office.
- \* Health & Wellness: A comprehensive medical centre with 23 professionals (including 4 doctors, a dentist, and physiotherapists), a separate physiotherapy centre, a pharmacy, and 2 electric car recharging points next to the medical centre.
- \* Shops & Services: A butcher, baker/pâtisserie, minimart, Lebanese grocery store, bar, café, tabac, and pizzeria. For home and garden, you'll find a sawmill, builders' merchant (Chausson), car repair workshop, lawn and ride-on mower/motorbike repair shop, and a garden centre (Gamm Vert). You can also find a uni-sex hairdresser, beauty therapists, dog groomer, chimneysweep, and a range of local builders and electricians.
- \* Community & Recreation: An open-air swimming pool, tennis courts, rugby/football ground, and a fishing lake. The village has a primary school, a Gendarmerie (on Wednesdays), the Mairie, and a bustling MJC (village social club) that organizes a variety of activities for all ages, from the local carnival to children's summer programs. The village also has a winery (Château de Belvèze) for local wine tasting and a Camper van site/Equine centre.
- \* Connectivity: Easy access to the Voie Vert trail connecting the Canal du Midi to Lavelanet.

The larger towns of Bram and Limoux, and the Medieval City of Mirepoix are each a short 20-minute drive away, offering weekly markets & supermarkets. The historic city of Carcassonne, with its beautiful walled Cité and international airport, is just over a half-hour away. Toulouse is a little over an hour's drive, providing easy access to a major city.

The heart of the region, often called Cathar Country (le Pays Cathare), is located between Toulouse and the Pyrenees and is rich in history and breathtaking scenery. Essential places to visit include Alet-les-Bains, a medieval Cathar town just five minutes from Limoux, known for its Benedictine Abbey and thermal waters. Close by is Alaigne (or Alanha in the local dialect), a medieval hilltop village built in a distinctive circular layout. The area is dominated by former Cathar strongholds, many of which are dramatic hilltop castles offering spectacular views. These include the famous sites of Montségur, Foix, Roquefixade, and Lastours, as well as the five key castles known as the '5 sons of Carcassonne': Quéribus, Peyrepertuse, Puilaurens, Termes, and Aguilar. The region has strong historical ties to Catalan culture, which is why the Occitan or Catalan language still persists alongside French.

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Beyond the historical sites, the area offers diverse landscapes and attractions that are easily accessible. The Mediterranean coast is less than an hour's drive away at Narbonne, home to the 40km long Côte du Midi with its beautiful sandy beaches. Driving further south along the coast will bring you to Perpignan in



about an hour and forty minutes. For a completely different experience, head inland about one hour and forty minutes to the House of Wolves (Maison des Loups) which is nestled deep within a dense forest in the Orlu National Wildlife Reserve. Finally, for those who love local culture and markets, the huge and famous Sunday morning street market at Esperaza, featuring everything from clothing and jewelry to food trucks and local produce, is a mere 35 minutes away.

This stunning property is a genuine find in a highly desirable location. It is a home that must be seen to be believed, offering a perfect blend of modern living and rural tranquility. Book a visit now and take the first step toward your dream life in rural France.

## ABOUT THE AREA

Belvèze-du-Razès is a charming and dynamic village located in the heart of the Aude department, in the historical region of Razès in southern France. Unlike some of its smaller, more isolated counterparts, Belvèze-du-Razès is a lively community that balances a peaceful, rural setting with a surprising array of essential services and shops. The village is nestled in a landscape of rolling hills, vineyards, and sunflower fields, offering residents and visitors a picturesque and authentic glimpse into French country life. Its welcoming atmosphere and convenient infrastructure make it a sought-after location for those looking to enjoy a high quality of life.

The lifestyle in Belvèze-du-Razès is one of convenience and community. The village is home to most day-to-day amenities, including a medical center, post office, pharmacy, bank, and grocery stores, all within easy walking distance. This self-sufficiency is a major draw for residents, allowing for a more relaxed pace of life. The surrounding countryside is a paradise for outdoor enthusiasts, with countless opportunities for hiking, cycling, and exploring the local vineyards. The village also serves as a perfect base for day trips to discover the rich history of the Aude region, including its famous Cathar castles and ancient abbeys.

The real estate market in Belvèze-du-Razès offers excellent value for a variety of buyers. The market is characterized by a mix of traditional stone village houses, modern villas on the outskirts with large gardens, and renovated farmhouses. Its appeal lies in its more affordable property prices compared to the more expensive regions of Provence or the Côte d'Azur, without sacrificing the quintessential southern French lifestyle. The strong local infrastructure and its location make it an ideal choice for a permanent residence, a vacation home, or a rental investment.

The nearest and most convenient airport to Belvèze-du-Razès is Carcassonne Airport (CCF). Located just over a half-hour drive away, this airport offers direct flights to several major cities across Europe, making it easily accessible for international visitors. For a wider range of flight options, Toulouse-Blagnac Airport (TLS) is another excellent choice, situated approximately one hour and fifteen minutes away by car. The excellent road network makes both airports easily accessible.

## MAIN FEATURES:

- \* 283m<sup>2</sup> of living space
- \* 3764m<sup>2</sup> plot



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- \* 6 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Genel Bilgiler

Yatak odası:	6
Banyo:	3
Bitmiş metrekare:	283 m2

## Utility details

Heating:	Evet
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.684.443

