



## Detached House with Landscaped Garden



### Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 235,755.63

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Malras
Ταχυδρομικός κωδικός:	11300
Δημοσιεύθηκε:	06/04/2026

#### Περιγραφή:

Located in a quiet and pleasant village near Limoux, this house offers great potential and an ideal living environment for a family.

With approximately 123 m<sup>2</sup> of living space, the ground floor comprises a kitchen, a large utility room with a shower room, and a bright living room of approximately 30 m<sup>2</sup>.

The house benefits from comfortable amenities: double glazing, solar-powered roller shutters, and reversible air conditioning for optimal comfort in all seasons.

Outside, you will enjoy a 489 m<sup>2</sup> garden with mature trees, ideal for al fresco dining, relaxation, or landscaping projects.

A real asset: a large 44 m<sup>2</sup> garage, offering ample storage space.

Solid timber frame construction ensures quality and durability.



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Some updating is needed, particularly regarding interior decoration and the kitchen.

Property Specifications:

Living area (m2): 123.19 m2

Land area: 489 m2

Number of bedrooms: 4

Number of rooms: 5

Number of floors: 2

Number of bathrooms: 1

Heating system: Air conditioning, Electric

Heating type: Traditional air-to-water heating, Radiator

Heating system: Individual

Terrace: Yes

Number of garages: 1

Year of construction: 1970

Swimming pool possible: Yes

Wooded grounds: Yes

Condominium: No

Financial Information:

Sale price: €199,900

Agency fees will be entirely paid by the seller.

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, 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)

## Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	1
Μέγεθος αυλής:	489 τ.μ

## Utility details

Heating:	Ναί
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.337.686

