



Detached House with Landscaped Garden



Info Agente

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Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	https://clefrance.co.uk

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 235,190.77

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Malras
Código postal:	11300
Publicado:	06/04/2026

Descripción:

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 m² 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 m².

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 m² garden with mature trees, ideal for al fresco dining, relaxation, or landscaping projects.

A real asset: a large 44 m² garage, offering ample storage space.

Solid timber frame construction ensures quality and durability.



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 Hérault 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.

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For everything you need to know about French property visit www.clefrance.co.uk

Común

Dormitorios:	4
Baños:	1
Tamaño del lote:	489 m2

Utility details

Heating:	Sí
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.337.686

