



9 room, 300m2 Character property for sale in Rouffiac d'aude - 490 000 € *



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 490,000

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	11250
Soumis:	24/06/2026

Description:

Located in a privileged setting between Limoux and Carcassonne, this character property will appeal to lovers of authenticity and wide open spaces. Set on approximately 3,145 m2 of landscaped grounds, the property offers a peaceful living environment, enhanced by a swimming pool and several outbuildings.

In total, the property offers around 349 m2 of living space, comprising 9 rooms including 8 bedrooms, as well as 2 bathrooms, 1 shower room and 2 WCs. The interiors are full of charm and character, featuring exposed beams, and can comfortably accommodate a large family or guests.

The property consists of two separate dwellings, offering numerous possibilities: a main residence of 195 m2 with outbuildings of 150 m2 (independent apartment), ideal for rental income or a family project. The main house offers generous volumes with a spacious living room of approximately 40 m2, a 27 m2 fitted kitchen, dining room and several bright bedrooms.

Outside, you will fully enjoy the Mediterranean climate thanks to a welcoming terrace, a swimming pool and a large garden offering privacy and development potential. A garage of approximately 50 m2 completes the property.



Features include oil-fired central heating and mains drainage. This rare property combines charm, space and versatility, in a sought-after area close to amenities and main transport routes.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Commun

Chambres:	7
Pied carré fini:	300 m ²
Dimesions du lot:	3145 m ²

Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

Utility details

Heating:	Oui
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.629.778
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