



## Charming Character House in the Art Deco Style



### Ügynök információ

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Experience since:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 273,042.52

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Pieusse
Irányítószám:	11300
Feladta:	2026. 04. 20.

#### Leírás:

**REDUCED** in price - Charming character house built in 1945 in Art Deco style, with a living space of 163 m<sup>2</sup>, offering 4 bedrooms, a bathroom, a spacious kitchen, a living/dining room, a boiler room/summer kitchen, a veranda, a terrace, and a garage, all set on a 511 m<sup>2</sup> plot with magnificent surrounding view.

- Location: Large town with all amenities, located just 30 minutes from Limoux, 1 hour from the ski resorts, 1h20 from Perpignan and its airport, and 1h30 from Spain.

- Ground floor: Porch of 3.67 m<sup>2</sup>, spacious hall of 12 m<sup>2</sup> with ceiling fan, lounge of 24 m<sup>2</sup> opening onto the veranda, veranda of 8.30 m<sup>2</sup>, large kitchen of 21.32 m<sup>2</sup> (fitted with upper and lower units, electric hob, electric oven, dishwasher, sink, original fireplace), WC of 1.50 m<sup>2</sup>, garage of 16.88 m<sup>2</sup> with electric door, boiler room/summer kitchen of 17 m<sup>2</sup> with sink/worktop/direct access to the garden.

- 1st floor: Hall of 6 m<sup>2</sup> with ceiling fan, bedroom of 14.91 m<sup>2</sup> with large cupboards and beautiful original wooden parquet flooring, bedroom of 15.85 m<sup>2</sup> with large cupboards and French doors opening onto the terrace, terrace of about 10 m<sup>2</sup> with stunning views, bathroom of 7.96 m<sup>2</sup> (featuring original sink, bathtub, shower, and access to the terrace), bedroom of 16.30 m<sup>2</sup>, bedroom of 12.22 m<sup>2</sup>, WC of



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2.19 m2

- Exterior: Pleasant 511 m2 terraced garden with breathtaking views, terrace of 10 m2 on the 1st floor.
- Miscellaneous: Traditional construction, mains gas central heating, on a busy road but with double glazing, so no disturbance inside the house, wooden shutters, roof in good condition, connected to mains drainage, estimated amount of annual energy consumption for standard use: between 2330 Euros and 3200 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax of 1770 Euros.

A delightful property close to ski resorts and the Spanish border.

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.

#### Other Features

Property Size: 163 m2

Property Lot Size: 511 m2

Bedrooms: 4

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

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

Állapot: Good

## Gyakori

Hálósobák: 4  
Fürdőszobák: 1  
Telekméret: 511 nm

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.770

