



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



Ügynök információ

Név:	Patrick Gibbins
Cégnév:	Artaxa Immo Sarl
Ország:	France
Experience since:	2008
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Weboldal:	

Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 490,000

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	11250
Feladta:	2026. 06. 24.

Leírás:

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.

Gyakori

Hálósobák:	7
Kész négyzetméter:	300 nm
Telekméret:	3145 nm

Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

Utility details

Heating:	Yes
----------	-----

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.629.778

