



Excellent 4 Bed House For Sale In Aigues-Vives Occitanie France



Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	https://esalesinternational.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 416,707.29

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Aigues-Vives
Indirizzo:	Chemin du Ruisseau
Cap:	11800
Pubblicato:	12/09/2024
Descrizione:	Excellent 4 Bed House For Sale In Aigues-Vives Occitanie France

Esales Property ID: es5554307

2 Chemin du Ruisseau,

11800 Aigues-Vives, France

Discover Your French Countryside Retreat: A Charming Single-Storey Home

A Serene Oasis Awaits

Nestled amidst the picturesque landscapes of Occitanie, this south-facing single-storey home offers a tranquil and idyllic escape. With its rustic charm, modern amenities, and potential for income generation,



this property is an ideal investment for those seeking a peaceful and fulfilling lifestyle.

A Versatile Living Space

The spacious layout features three bedrooms, two of which boast built-in wardrobes and en-suite shower rooms. A separate study can be easily converted into a fourth bedroom, providing flexibility for guests or family members.

Two inviting lounges, each with direct access to the garden, offer comfortable spaces for relaxation and socializing. The large dining room can be converted into an additional bedroom if needed, accommodating your changing needs.

Outdoor Paradise

The property's south-facing orientation ensures ample sunlight throughout the day, illuminating the mature garden and its delightful fish pond. The solar-heated pool, equipped with a telescopic sliding cover, extends your swimming season.

Additional Features

- * A convenient pool pump room with space for extra storage.
- * Ample pasture land, ideal for keeping animals or enjoying the beauty of nature.
- * A double garage and large outbuildings, providing storage or workspace.
- * A greenhouse for gardening enthusiasts.
- * Ample parking space for multiple vehicles.

Modern Amenities

The home is well-insulated, ensuring comfort and energy efficiency year-round. A brand-new septic system, installed in June 2024, meets modern standards. Four reverse air conditioning units provide cooling and heating, ensuring optimal comfort in all seasons. Double-glazing throughout the house further enhances energy efficiency and noise reduction.

Gite Potential

The property's layout and design make it ideal for creating a separate gite, offering a lucrative rental income opportunity. With no additional work required, you can easily convert a portion of the property into a self-contained unit.

Prime Location

Located in a peaceful and tranquil setting, the property is just a short walk from mixed orchards and the irrigation canal. A 5-minute drive takes you to a local bakery and grocery store, while the historic town of Carcassonne is a 20-minute drive away. Enjoy easy access to the motorway, connecting you to other destinations in France.



Investment and Lifestyle

This charming south-facing home offers a unique blend of comfort, convenience, and investment potential. Whether you're seeking a peaceful retreat, a family home, or a rental income opportunity, this property provides the perfect combination.

Discover the charm, comfort, and versatility of this beautiful south-facing home in Occitanie today!

ABOUT THE AREA

Aigues-Vives: A Gem in the Heart of Occitanie - Nestled in the heart of Occitanie, France, Aigues-Vives is a charming commune that offers a delightful blend of rural tranquility and modern convenience. With its rich history, stunning natural beauty, and warm Mediterranean climate, Aigues-Vives has become a popular destination for those seeking a more permanent change of scenery.

Nature's Playground - Surrounded by breathtaking natural landscapes, Aigues-Vives is a paradise for outdoor enthusiasts. The region offers numerous opportunities for hiking, cycling, and exploring the great outdoors. Whether you prefer leisurely strolls through vineyards or challenging mountain hikes, you'll find something to suit your taste. For those who enjoy water sports, the nearby rivers and lakes provide excellent opportunities for swimming, fishing, and boating.

A Vibrant Community - Aigues-Vives is renowned for its warm and welcoming community. Residents and visitors alike can enjoy a wide range of cultural events, festivals, and local markets throughout the year. The town's central location provides easy access to larger cities, such as the heritage city of Carcassonne, Toulouse and Narbonne, while still offering a peaceful and relaxed atmosphere.

The village offers a charming blend of stone houses and a unique church built into the rock itself. Nearby, you'll find the drained Etang de Marseillette, where mixed fruit, primarily apples, is grown. The Canal du Midi is conveniently located just 4 kilometers away.

For those seeking water-based activities, the Mediterranean Sea and its beaches are approximately 60 minutes away. Spain is also within easy reach, just a slightly longer drive.

MAiN FEATURES:

- * 176m2 of living space
- * 7600m2 plot
- * 4 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France



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- * Many excellent sports facilities, walking and cycling areas nearby
 - * Rental Potential through Airbnb and Booking.com

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Tenanted: Si

Comune

Camere da letto: 4
Bagni: 3
Finito piedi quadrati: 176 mq
Dimensione del lotto: 7600 mq

Utility details

Heating: Si

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: https://www.youtube.com/embed/Gsr7_HhreVc

Contact information

IMLIX ID: IX6.071.621

