



## Superb Single Storey Detached Villa



### Informazioni sull'Agente

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nome:             | David Evans                                                   |
| Nome della ditta: | Cle France Ltd                                                |
| Nazione:          | United Kingdom                                                |
| Experience since: |                                                               |
| Tipo di servizio: | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
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| Languages:        | English, French                                               |
| Sito web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Dettagli dell'inserzione

|                |               |
|----------------|---------------|
| Proprietà per: | Saldi         |
| Prezzo:        | USD 300,076.4 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | France     |
| Stato / Regione / Provincia: | Occitanie  |
| Città:                       | Lauraguel  |
| Cap:                         | 11300      |
| Pubblicato:                  | 03/03/2026 |

### Descrizione:

Located at the edge of a vineyard, this house enjoys a sought-after location just 10 minutes from Limoux.

Nestled in a privileged setting, this single-story villa was built in 2010. Upon entering, you'll discover a bright and welcoming living area of approximately 46 m2 with an open-plan kitchen, facing south.

The sleeping area offers three comfortable bedrooms with built-in wardrobes and a functional bathroom. Outside, the beautifully landscaped 1,311 m2 grounds provide a verdant setting amidst the vineyards and unobstructed views of the Pyrenees. Two terraces complete this outdoor space.

A garage, a storage room, and double glazing with electric shutters complete the amenities of this ideal property, ready for you to simply move in.

### Property Features and Specifications:

Living Area (m2): 117 m2  
Land Area: 1,311 m2  
Number of Bedrooms: 3



Number of Rooms: 4  
Number of Bathrooms: 1  
Kitchen: Open-Plan  
Kitchen Type: Semi-Equipped  
Heating System: Electric  
Heating Type: Radiator  
Heating System: Individual  
Terrace: Yes  
Number of Garages: 1  
Orientation: South  
Year Built: 2010  
Swimming Pool Suitable: Yes  
Wooded Garden: Yes  
Condominium: No

**Financial Information:**

Agency fees will be entirely paid by the seller:  
Annual Property Tax: €1,350

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)

Condizione: Good

## Comune

Camere da letto: 3  
Bagni: 1  
Dimensione del lotto: 1311 mq

## Utility details

Heating: Sì

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.229.894

