



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



Informazioni sull'Agente

| | |
|-------------------|--------------------|
| Nome: | Patrick Gibbins |
| Nome della ditta: | Artaxa Immo Sarl |
| Nazione: | France |
| Experience since: | 2008 |
| Tipo di servizio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefono: | |
| Languages: | French |
| Sito web: | |

Dettagli dell'inserzione

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|----------------|----------------|
| Proprietà per: | Saldi |
| Prezzo: | USD 556,234.98 |

Posizione

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|------------------------------|------------|
| Nazione: | France |
| Stato / Regione / Provincia: | Occitanie |
| Cap: | 11250 |
| Publicato: | 24/06/2026 |

Descrizione:

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.

Comune

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|------------------------|---------|
| Camere da letto: | 7 |
| Finito piedi quadrati: | 300 mq |
| Dimensione del lotto: | 3145 mq |

Room details

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|------------------|----------------|
| Total rooms: | 9 |
| Indoor Features: | Fitted kitchen |

Utility details

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| Heating: | Si |
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Building details

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

Lease terms

Date Available:

Contact information

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|-----------|-------------|
| IMLIX ID: | IX8.629.778 |
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