



9 room, 300m2 Character property for sale in Rouffiac d'aude - 525 000 € *



Agent Info

Name: Patrick Gibbins
Company: Artaxa Immo Sarl
Name:
Country: France
Experience since: 2008
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Phone:
Languages: French
Website:

Listing details

Property for: Sale
Price: USD 616,081.25

Location

Country: France
State/Region/Province: Occitanie
ZIP code: 11250
Posted: Apr 20, 2026

Description:

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.

Common

| | |
|-------------------|-----------|
| Bedrooms: | 7 |
| Finished sq. ft.: | 300 sq m |
| Lot Size: | 3145 sq m |

Room details

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

Utility details

| | |
|----------|-----|
| Heating: | Yes |
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Building details

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

Lease terms

Date Available:

Contact information

| | |
|-----------|-------------|
| IMLIX ID: | IX8.389.195 |
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