



5 room, 130m2 Stone house for sale in Palaja - 115 000 €

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Agent Info

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

Listing details

Property for: Sale
Price: USD 134,125.94

Location

Country: France
State/Region/Province: Occitanie
City: Palaja
ZIP code: 11570
Posted: Aug 17, 2026

Description:

Located in the sought-after village of Palaja, just a few minutes from Carcassonne, this charming stone house of approximately 130 m2 offers an authentic setting and great renovation potential.

Featuring exposed stonework, unusual volumes, original features and a private garden, the property has undeniable character. Renovation work is required to unlock its full potential and create a warm, comfortable and completely personalised home.

The house currently comprises a living room, kitchen, two bedrooms, a bathroom and a separate WC, as well as two additional stone rooms offering a variety of possibilities for future conversion and use.

The convertible attic space also provides the opportunity to create additional living areas and increase the property's usable floor space.

Outside, you can enjoy a 35 m2 terrace and a private enclosed garden, featuring a swimming pool created from a former wine vat, a unique and charming feature that adds real character to the property.

An old stone well further enhances the authenticity of the outdoor space.



This property is ideal for those looking for a character home to renovate, as well as lovers of old stone who want to bring their own vision to life and create a truly unique residence.

Palaja is a highly appreciated village offering a pleasant quality of life, local shops and schools, while benefiting from immediate proximity to Carcassonne and its amenities.

A character-filled property waiting to be transformed and brought back to life, with plenty of potential for those ready to reveal its full charm!

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:	2
Finished sq. ft.:	130 sq m
Lot Size:	294 sq m

Room details

Total rooms:	5
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.820.439

