



## House With Great Potential And Garden



### Informações do Revendedor

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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 130,418.74

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Couiza
CEP:	11190
Adicionado:	29/05/2025

#### Informação adicional:

Located in the heart of Couiza, this amazing house offers more than 160 m2 of living space on two levels, with a garden, terrace and approximately 60 m2 of cellars. A rare property in the heart of town, close to all amenities on foot.

The main entrance is on the ground floor from the street. You will find a large living room of 32.25 m2, with exposed beams, an open fireplace and direct access to an outdoor terrace, overlooking the garden.

The house has 6 large bedrooms , offering generous volumes: 10.13 m2 10.81 m2 11.55 m2 12.96 m2 15.83 m2 And a very large bedroom of 21.05 m2, already having a water point, offering the possibility of easily fitting out a master suite with shower room.

On the garden level, directly accessible from the terrace, the cellars of approximately 60 m2 benefit from natural light, thanks to openings onto the garden and the street.

They can be used for storage or future development (workshop, laundry room, leisure area, etc.).



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Renovation work is expected, but the volumes, bundles of character, the garden and the central location give this property exceptional potential.

A rare opportunity in Couiza, to visit quickly.

- Habitable Size m2 : 162 m2
- Land size m2 : 449 m2
- Number of Bedrooms : 6
- Number of rooms : 10
- Number of levels : 3

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.



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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Comum**

Quartos de dormir:	6
Banheiro:	2
Tamanho do lote:	449 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.982.087

