



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



Informações do Revendedor

| | |
|-------------------|--------------------|
| Name: | Patrick Gibbins |
| Nome da Empresa: | Artaxa Immo Sarl |
| País: | França |
| Experience since: | 2008 |
| Tipo de Serviço: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefone: | |
| Languages: | French |
| Website: | |

Detalhes do anúncio

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|---------------|----------------|
| Imóveis para: | Venda |
| Preço: | USD 556,234.98 |

Localização

| | |
|------------------------|------------|
| Country: | França |
| State/Region/Province: | Occitanie |
| CEP: | 11250 |
| Adicionado: | 24/06/2026 |

Informação adicional:

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.

Comum

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|-------------------------|---------------------|
| Quartos de dormir: | 7 |
| Pés quadrados acabados: | 300 m ² |
| Tamanho do lote: | 3145 m ² |

Room details

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

Utility details

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| Heating: | Sim |
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Building details

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

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.629.778

