



Detached House with Landscaped Garden



Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+44 (1440) 820-358
Languages:	English, French
Веб-сайт:	https://clefrance.co.uk

Детали объявления

Недвижимость:	На продажу
Цена:	USD 235,755.63

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Malras
Почтовый индекс:	11300
Добавлено:	06.04.2026
Описание:	

Located in a quiet and pleasant village near Limoux, this house offers great potential and an ideal living environment for a family.

With approximately 123 m² of living space, the ground floor comprises a kitchen, a large utility room with a shower room, and a bright living room of approximately 30 m².

The house benefits from comfortable amenities: double glazing, solar-powered roller shutters, and reversible air conditioning for optimal comfort in all seasons.

Outside, you will enjoy a 489 m² garden with mature trees, ideal for al fresco dining, relaxation, or landscaping projects.

A real asset: a large 44 m² garage, offering ample storage space.

Solid timber frame construction ensures quality and durability.

Some updating is needed, particularly regarding interior decoration and the kitchen.



Property Specifications:

Living area (m2): 123.19 m2

Land area: 489 m2

Number of bedrooms: 4

Number of rooms: 5

Number of floors: 2

Number of bathrooms: 1

Heating system: Air conditioning, Electric

Heating type: Traditional air-to-water heating, Radiator

Heating system: Individual

Terrace: Yes

Number of garages: 1

Year of construction: 1970

Swimming pool possible: Yes

Wooded grounds: Yes

Condominium: No

Financial Information:

Sale price: €199,900

Agency fees will be entirely paid by the seller.

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, 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.

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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.

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Общие

Спальни:	4
Ванные комнаты:	1
Площадь участка:	489 кв м

Utility details

Heating:	да
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.337.686

