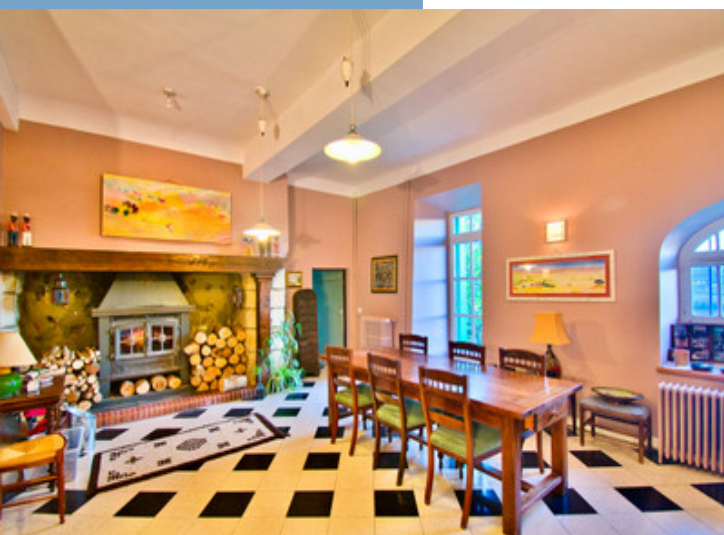




BEAUTIFULLY RENOVATED HOUSE WITH  
STUNNING PANORAMIC COUNTRYSIDE VIEWS  
TO THE PYRENEES MOUNTAINS.

BEAUTIFULLY RENOVATED  
HOUSE WITH STUNNING  
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THE PYRENEES  
MOUNTAINS....



PROPERTY FACT FILE	
REFERENCE	A25592JBO11
PRICE	€ 750,000 £ 644,963* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	261 m <sup>2</sup>
LAND	22968 m <sup>2</sup>
TOWN	Pauligne
DEPARTMENT	Aude
LOCATION	0-2KM to amenities
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	





- Hamlet property but completely private
- Fully renovated
- Stunning views
- Close to the market town of Limoux
- 

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RENOVATED HOUSE  
WITH STUNNING  
PANORAMIC  
COUNTRYSIDE VIEWS TO  
THE PYRENEES  
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A once in a lifetime opportunity to purchase this magnificent home in the sun-kissed South of France, with far reaching unobstructed views over the surrounding countryside. A bonus infinity pool and summer kitchen (11x5m2), plus beautiful gardens, makes this house is a must view for the discerning buyer.

## DESCRIPTIF

Discover this magnificent historical property, meticulously presented and situated in a small hamlet which was previously a wine domaine. This is an exquisite property for those craving a private retreat, without being isolated.

There is a double entrance into the house, with the second leading to a functional utility room to the left. Straight ahead is the entry to the cosy dining/living area which has a large wood burning stove, beautifully tiled floors and views across the countryside. To the left is a functional modern kitchen with a small breakfast nook and utility room.

Also in the dining room is a marble staircase leading to the first level, plus an entry door to the large lounge area.

The lounge has french doors opening onto a double sided staircase which takes you to a paved terrace, infinity pool, summer kitchen and garden - all overlooking the stunning views.

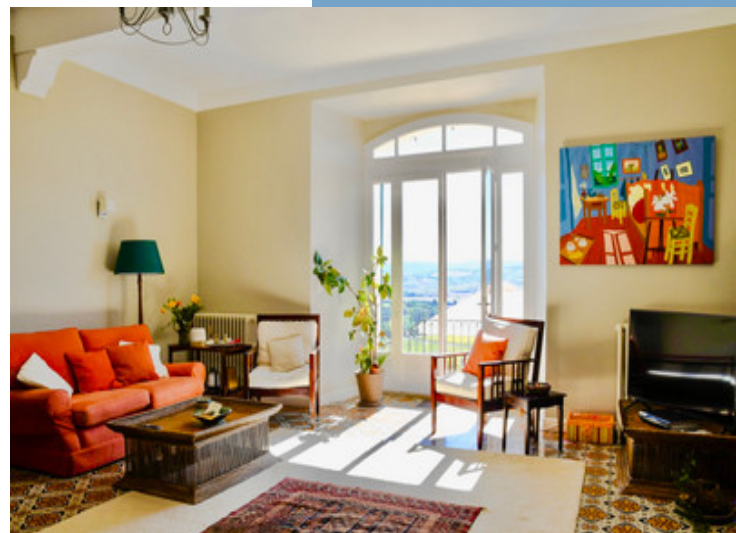
Off the lounge is a landing doubling as an office area, and a shower room/WC. Wooden stairs from the landing lead down into a living area with french doors that access the garden, terrace and pool. This part of the house, when accessed through the french doors, could be a self contained studio apartment, with the addition of a small kitchenette, but is currently used as a TV room.

Back in the dining room, the marble staircase winds up to the first floor with it's wide hallways. At one end, a glorious master suite awaits, with a sitting area, separate shower, WC and bath. The other 4 bedrooms are

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25592JBO11>

COMPLETE FILE AND PHOTO ON REQUEST



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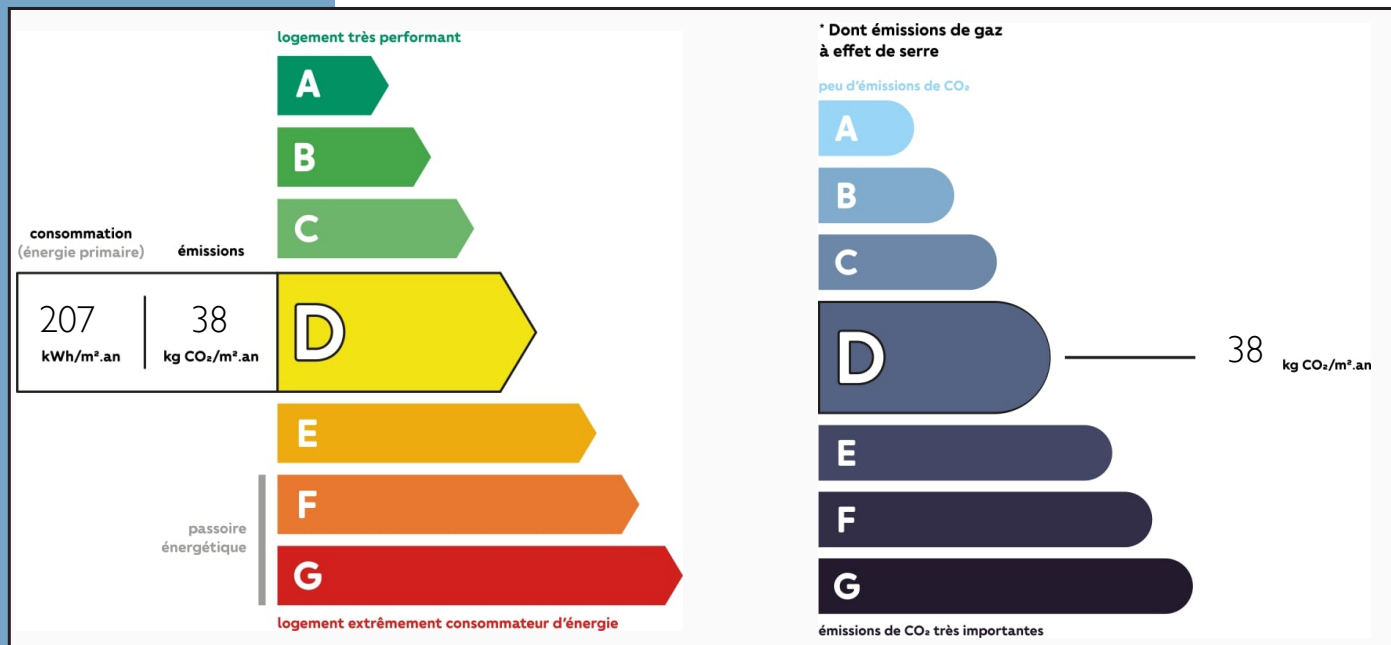
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A25592JBO I I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)