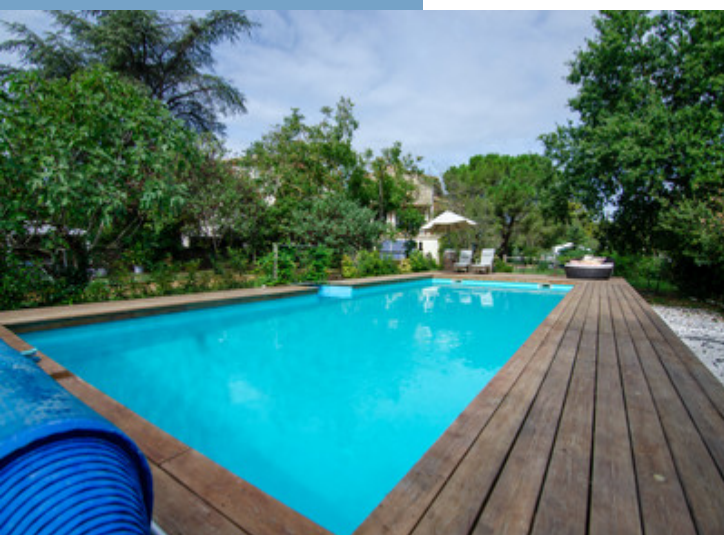




PRESTIGIOUS STONE PROPERTY BETWEEN
CARCASSONNE AND LIMOUX WITH POOL,
GARAGE AND A WORKSHOP

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GARAGE AND A
WORKSHOP...



PROPERTY FACT FILE	
REFERENCE	A39883BK11
PRICE	€ 525,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	300 m ²
LAND	3145 m ²
TOWN	Rouffiac-d'Aude
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Elegant stone residence of character
- 300 m² living space, 6 bedrooms
- Two independent spacious dwellings
- Garden with 12 x4 pool & boules court
- Garage with adjoining workshop & Private courtyard

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Ref : A39883BK I I

Just minutes from Carcassonne, between Limoux and the medieval city, this elegant stone residence impresses with its charm and generous proportions. It offers 300 m² of living space divided into two independent dwellings with a total of six bedrooms—ideal for family, friends, or a hospitality project. Outdoors, the property delights with a

DESCRIPTIF

Located in Rouffiac-d'Aude, between Carcassonne and Limoux, this prestigious stone residence—once a wine estate—offers authenticity, space, and refined finishes. With a total of around 300 m² of living space, it consists of two independent dwellings, a garage, a workshop, and exceptional outdoor areas.

The Main House – 195 m²

The ground floor is thoughtfully designed around convivial living:

a brand-new 27 m² kitchen, fully fitted and finished with travertine tiles, forming the true heart of the home,

a 25 m² dining room, perfect for hosting family and friends,

a 40 m² dual-aspect lounge, opening onto the garden on one side and the private courtyard on the other, featuring exposed stone walls and a stylish Godin wood burner.

On the first floor, you'll find two bedrooms 14 m² & 12 m² (one with en-suite bathroom), a separate bathroom, and an office.

The second floor includes a 24 m² attic bedroom and a 20 m² bedroom with exposed beams and its own bathroom.

The Independent Apartment – 107 m²

Adjoining yet independent, the apartment offers on the ground floor a 26 m² lounge, a shower/laundry room, and a separate toilet. Upstairs are two bedrooms, a shower room, a toilet, and a stunning 39 m² kitchen with a SMEG range cooker, opening onto a large L-shaped terrace with views over the garden.

Outbuildings

A 36 m² garage and a 24 m² workshop with mezzanine provide excellent additional space.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39883BK I I>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

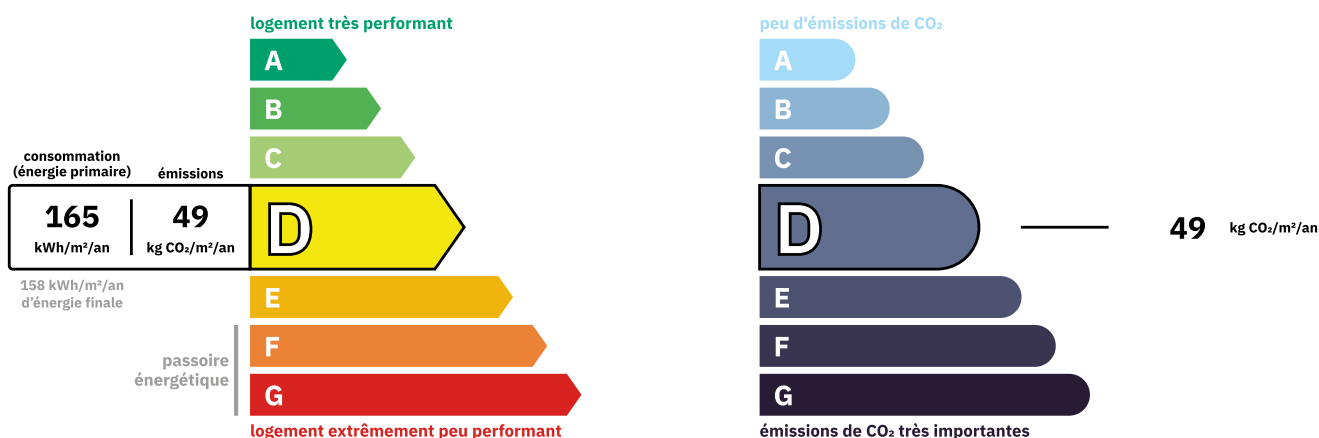
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 7130 € and 9710€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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