



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

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



PROPERTY FACT FILE	
REFERENCE	A39883BK11
PRICE	€ 490,000 £ 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

DESCRIPTION

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

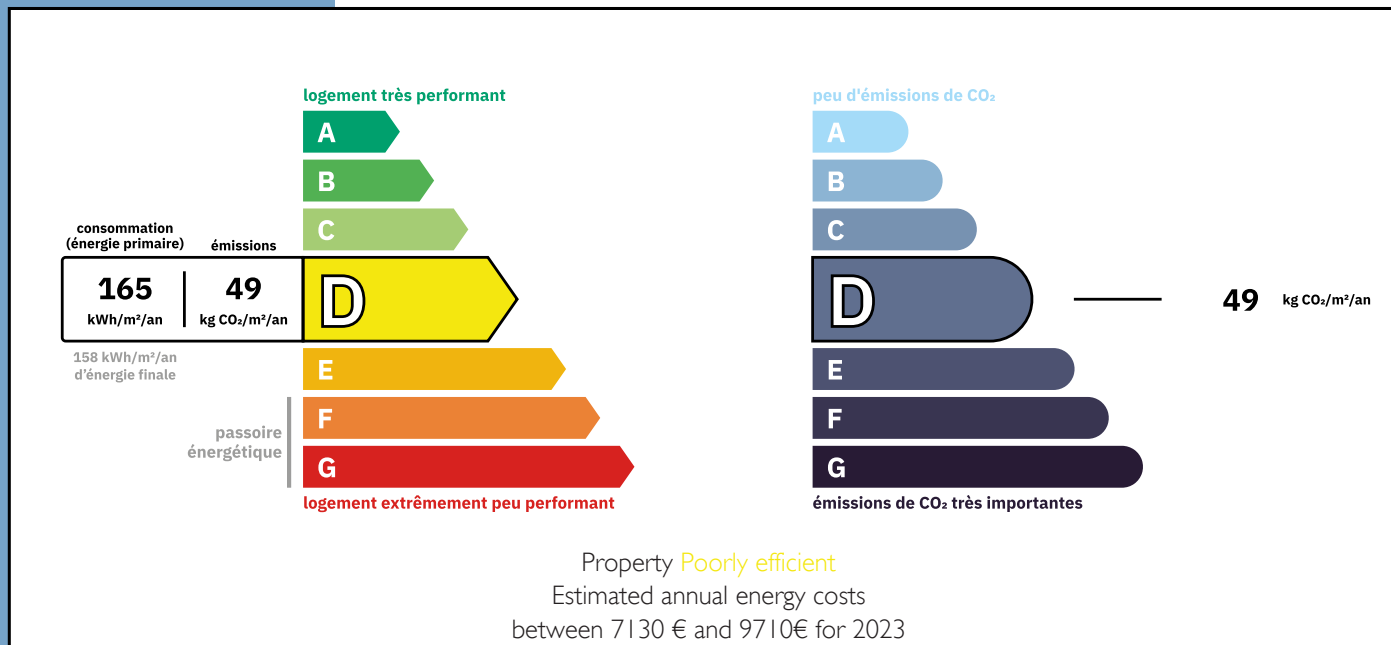


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

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FILE COMPLETE
AND PHOTOS
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