



STUNNING BIOCLIMATIC ECO HOME WITH
PYRENEES AND MONTAGNE NOIRE VIEWS, 5
BEDROOMS AND VERSATILE 130 M² GARAGE

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| PROPERTY FACT FILE | |
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| REFERENCE | A43937LAC I I |
| PRICE | € 645,000 £ 0* *agency fees to be paid by the seller |
| BEDROOM | 5 |
| BATHROOM | 1 |
| ACCOMMODATION | 250 m ² |
| LAND | 4498 m ² |
| TOWN | Limoux |
| DEPARTMENT | |
| LOCATION | 50km or less to airport |
| TYPE | Maison de Vacances, House, Wooden Chalet |
| CONDITION | |
| FEATURES | Other Drainage, Garage, Barns - outbuildings |
| *Price based on current exchange rate which is subject to change | |



- Spectacular architecture with generous living area
- Stunning panoramic views
- Sustainable, healthy construction
- Excellent energy efficiency
- Spacious and adaptable home with a 130 m² garage

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Striking bioclimatic home built with natural materials (earth-straw and lime walls, local timber frame), delivering excellent energy performance. Bathed in natural light and designed to open onto its surroundings, it enjoys far-reaching views of the Pyrenees and the Montagne Noire from both the interior and two terraces.

DESCRIPTION

A large independent 130 m² garage/workshop has been built separately, offering space for several vehicles, including a motorhome. It could also be converted into an independent living space, a guest gîte or another project.

An eco-friendly and cost-efficient build

This bioclimatic home has been constructed using natural materials: straw-clay and lime walls, a structure made from locally sourced Douglas fir wood (Chalabre), natural insulation materials, and non-toxic paints and wood oils.

Excellent energy performance

The property's A-rated energy efficiency is achieved thanks to several key features.

The main heating system is a wood-burning stove, supported by a Canadian well system combined with a double-flow ventilation system (VMC double flux). This setup uses stable underground air to improve indoor air quality and increases thermal comfort by raising indoor temperatures by a few degrees when needed, while also helping to regulate heat during the summer months.

The house is insulated with straw in the floors and walls, and partially with straw and wood fibre in the roof structure.

Windows are high-performance glazing.

A flexible and family-friendly home

The property currently offers five bedrooms: four on the ground floor, and a fifth upstairs accessed via the mezzanine, with large windows offering stunning views of the Pyrenees. This upstairs bedroom is open onto the mezzanine space.

There is one bathroom on the ground floor, fitted with a shower, WC and do...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43937LAC I I>

[COMPLETE FILE AND PHOTO ON REQUEST](#)

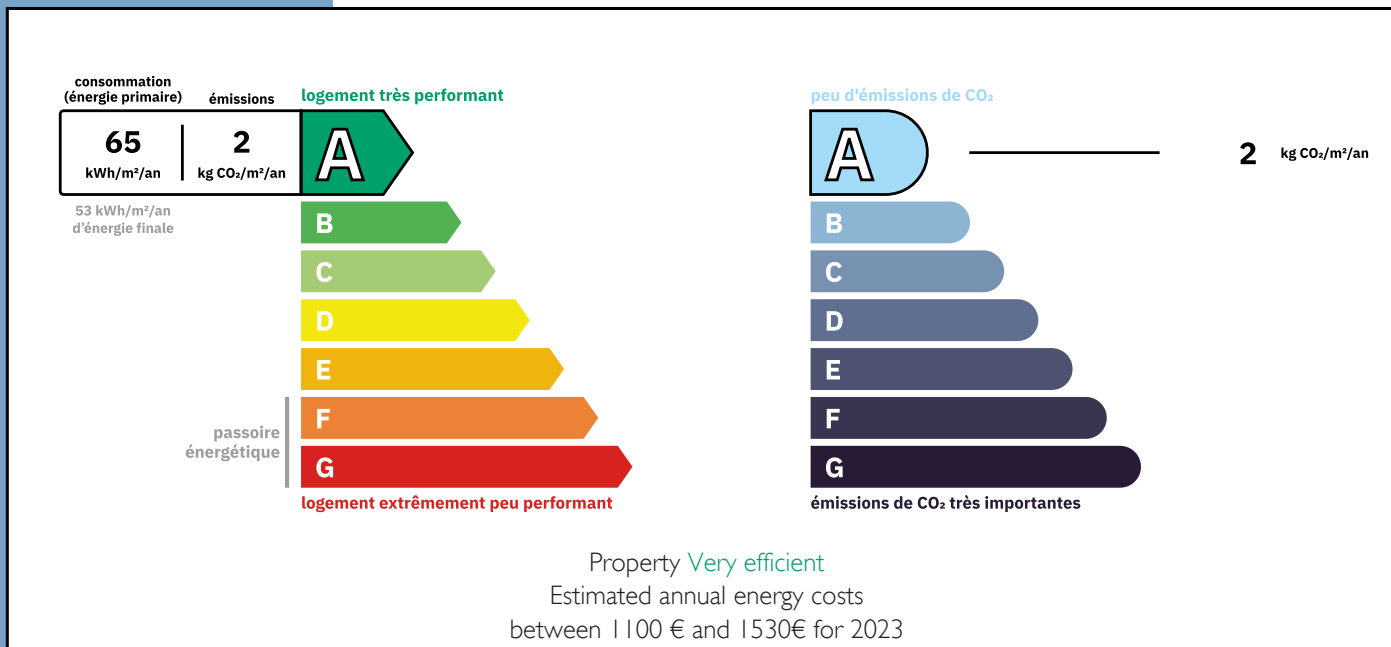


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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