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

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PROPERTY FACT FILE

REFERENCE	A43937LAC11
PRICE	€ 645,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	1
ACCOMMODATION	250 m²
LAND	4498 m²
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

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- 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.

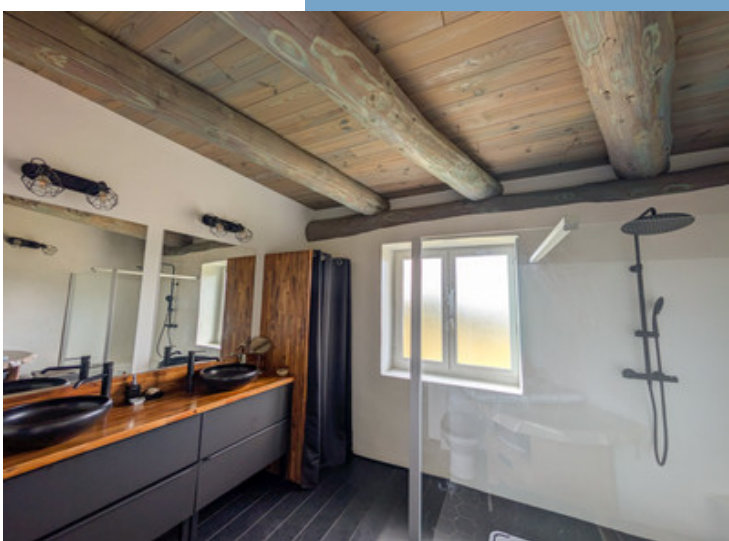
The house is insulated with straw in the floors and walls, and partially with straw and wood fibre in the roof structure.

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/A43937LAC11

COMPLETE FILE AND PHOTO ON REQUEST

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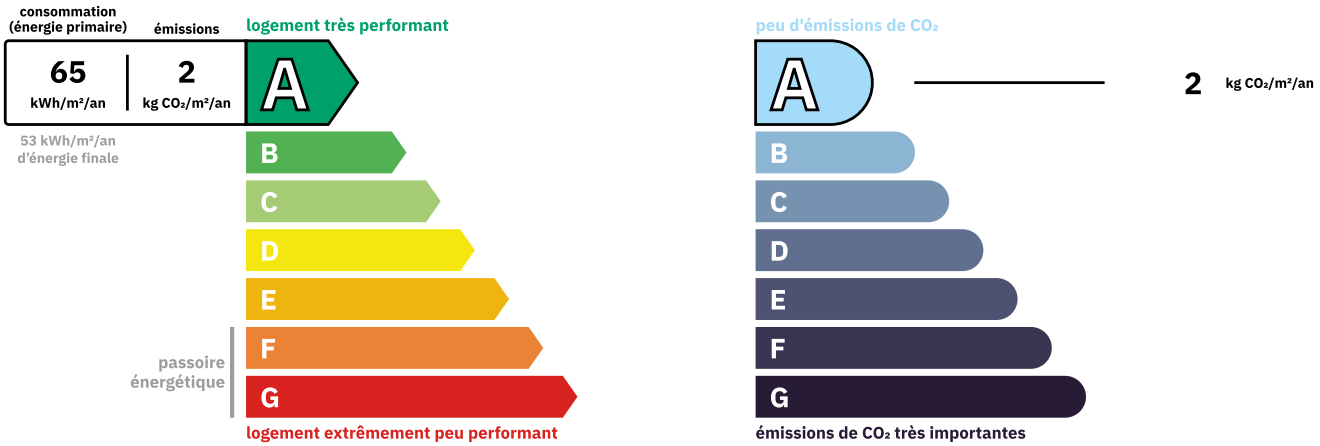
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 1100 € and 1530€ for 2023

NOTICE

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1: 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.

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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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