

EXCEPTIONAL 5-BEDROOM CHARACTER HOME WITH INDEPENDENT GÎTE, POOL, 1.8 HA AND PANORAMIC VIEWS NEAR CARCASSONNE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

EXCEPTIONAL 5-BEDROOM CHARACTER HOME WITH INDEPENDENT GÎTE, POOL, 1.8 HA AND PANORAMIC VIEWS NEAR C...





PROPERTY FACT FILE

REFERENCE	A48142BK11
PRICE	€ 785,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	265 m²
LAND	18154 m²
TOWN	Rouffiac-d'Aude
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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

- Private setting with 360° panoramic views
- Five-bedroom house plus independent gite
- Established holiday rental
- Swimming pool with spacious sun terrace
- Over 1.8 ha with historic mill ruins

EXCEPTIONAL 5-BEDROOM CHARACTER HOME WITH INDEPENDENT GÎTE, POOL, 1.8 HA AND PANORAMIC VIEWS NEAR C...

Ref : A48142BK11

Beautifully presented character property comprising a spacious five-bedroom main house and an independent one-bedroom gîte, set in an elevated position with exceptional 360° views.

Complete with a swimming pool, approximately 1.8 hectares of land







DESCRIPTION

This beautifully restored former miller's house occupies a commanding position above the village of Rouffiac-d'Aude, surrounded by approximately 18,154 m² of land and enjoying uninterrupted panoramic views in every direction.

Reached via its own private driveway, the property immediately creates a strong sense of arrival. Beside the parking area stand the evocative remains of an old windmill, reflecting the history and distinctive character of the site.

THE MAIN HOUSE

The main house is spacious, welcoming and tastefully decorated in an elegant French country style. Its flexible accommodation can be enjoyed as a large family residence or used for holiday rentals, with the independent annex providing separate owners' accommodation.

Ground floor:

The impressive, light-filled living room measures approximately 52 m² and features a fireplace and glazed doors opening directly onto the pool terrace. This generous room provides ample space for relaxing and entertaining.

A separate dining room of approximately 15 m² also benefits from doors opening outside, while the adjoining kitchen measures approximately 15 m².

The original entrance hall, now also used as a practical secondary kitchen, measures approximately 12 m² and includes a WC.

Also on this level is a bedroom of approximately 14 m² with direct access outside, together with a spacious bathroom of approximately 14 m² comprising a bath, separate shower and WC. This arrangement allows for comfortable ground-fl...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48142BK11

COMPLETE FILE AND PHOTO ON REQUEST

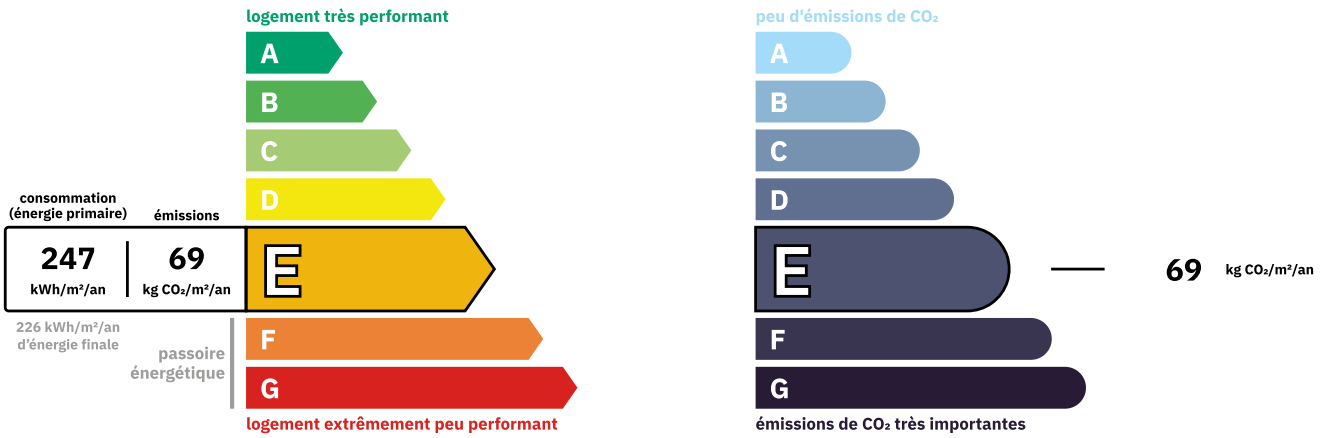
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL 5-BEDROOM CHARACTER HOME WITH INDEPENDENT GÎTE, POOL, 1 HA AND PANORAMIC VIEWS NEAR C...

Ref : A48142BK11

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

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3700 € and 5050€ for 2021

NOTICE

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

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.

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 :A48142BK11
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: 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