

Breathtaking views: house with castle & mountain panorama, peaceful setting near Couiza



INFORMATION

Town:	Couiza
Department:	Aude
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	6027 m2



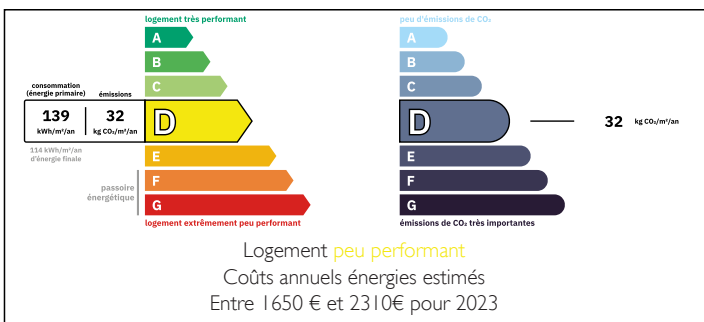
IN BRIEF

Looking for a slice of paradise with stunning views, yet close to everyday amenities? This charming home lets you enjoy breathtaking scenery every single day.

Nestled in a peaceful setting, the house offers 3 bedrooms, an equipped kitchen, a bright air-conditioned living room, a shower room, and panoramic views over the valley. On the lower level, a spacious garage runs beneath the entire house and includes a laundry, a cellar and an additional shower room.

The garden, dotted with fruit trees, sits on a large plot — ideal for growing your own vegetables or simply enjoying the quiet. The generous south-facing terrace boasts spectacular views of the château and surrounding mountains.

ENERGY - DPE



Currently used as a holiday rental, the house can be

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1021 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set on the edge of a peaceful village in the Haute Vallée de l'Aude, this bright, welcoming home offers an exceptional setting, with open views of the surrounding mountains and a charming local château. Each day brings a fresh opportunity to soak in the ever-changing light and landscape.

The main living areas are all on one level and include an entrance with storage and utility space, a fully fitted kitchen that opens onto a light-filled living/dining room, and direct access to both a balcony and a sunny south-facing terrace. The sleeping area includes three bedrooms included two bedrooms with built-in wardrobes, a modern shower room with a window, and a separate WC.

On the lower ground floor, a large garage runs the full footprint of the house. It also includes a spacious cellar, a laundry area, the oil boiler with two tanks, and an additional shower room with WC – perfect for returning from a walk or accommodating guests.

The generous garden below the house is planted with fruit trees including fig, olive and cherry, and offers multiple possibilities: a vegetable garden, outdoor relaxation area, or a peaceful green retreat. There is also a greenhouse/garden shed, and the plot is large enough to install a swimming pool, allowing you to enjoy the stunning views all year round.

The main terrace, shaded by a pergola draped with wisteria, is the perfect spot for long summer lunches in the shade. A covered summer kitchen adds to the charm and functionality...