

Prestigious Stone Property between Carcassonne and Limoux with Pool, Garage and a Workshop



INFORMATION

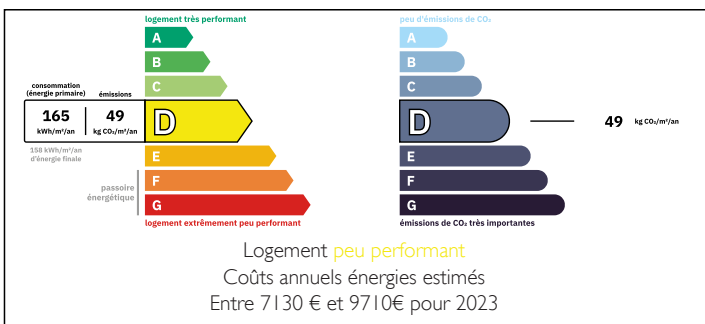
Town:	Rouffiac-d'Aude
Department:	Aude
Bed:	6
Bath:	5
Floor:	300 m ²
Plot Size:	3145 m ²



IN BRIEF

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 sunny garden featuring a 12x4 pool and boules court for convivial moments, and a charming courtyard on the other side of the house for peaceful relaxation. A large garage and workshop complete the ensemble. Combining character, comfort, and potential, this property is a true gem.

ENERGY - DPE



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.



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

LOCAL TAXES

Taxe foncière:	3003 EUR
Taxe habitation:	EUR

NOTES