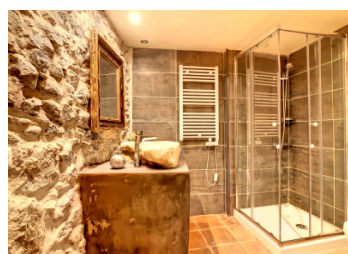


Beautifully Restored Medieval House in Lagrasse, 2 Baths, Terrace, ideal Home, Holiday or Rental



INFORMATION

Town:	Lagrasse
Department:	Aude
Bed:	2
Bath:	2
Floor:	154 m ²
Plot Size:	2 m ²

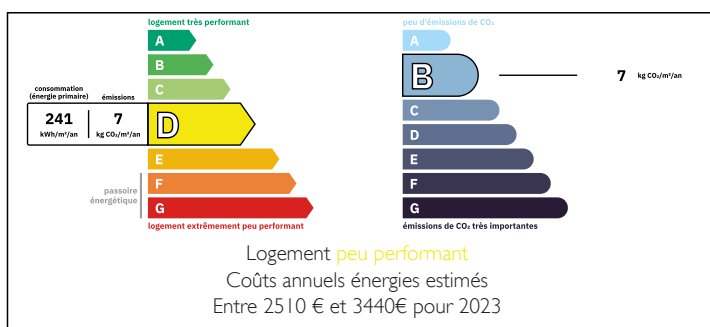
IN BRIEF

In the heart of Lagrasse, ranked among “Les Plus Beaux Villages de France”, this beautifully renovated medieval townhouse of 154 m² blends authentic charm with modern comfort. Original features such as exposed beams, stone walls and 18th-century terracotta tiles are combined with double glazing, a fitted kitchen, high-speed internet and two stylish shower rooms.

The ground floor offers a magnificent 49 m² vaulted stone reception room and a shower room. On the first floor, a cosy living room opens onto a small terrace, alongside a spacious fitted kitchen and utility room. Upstairs, you'll find a mezzanine bedroom, a second bedroom and another shower room.

Perfect as a main home, holiday retreat, or rental investment, this property enjoys an exceptional setting near Carcassonne, Narbonne, Fontfroide Abbey and the vineyards of Corbières and

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

Medieval Charm in the Heart of Lagrasse

In the heart of Lagrasse, one of “Les Plus Beaux Villages de France”, this beautifully restored medieval townhouse invites you to step back in time while enjoying all the comforts of modern living. With its exposed beams, 18th-century terracotta floor tiles (tomettes), and stone walls, the home offers an atmosphere that is both historic and warmly welcoming.

Spread across 154 m² of living space, this house has been renovated with respect for its origins, while adding thoughtful details such as double glazing, a fitted kitchen, two stylish shower rooms, and high-speed internet—perfect for those wishing to combine French village life with modern comfort.

LOCAL TAXES

Taxe habitation: EUR

Ground Floor

Stone-vaulted reception room – 49 m², with marble sink and breathtaking stone arches

Shower room – 6 m², with exposed stone, marble sink, and walk-in shower

First Floor

Living room – 23 m², opening onto a charming, intimate terrace of 2.23 m²

Fitted kitchen – 20 m², spacious and bright

Utility room – 2.23 m²

Second Floor

Mezzanine bedroom – 33 m² (option to close for added privacy)

Second bedroom – 14.36 m²

Shower room – 7.75 m²

A Village Steeped in History

Lagrasse is a place where time slows down. Known for its magnificent abbey, cobblestone streets, stone bridges, and lively village square, it combines history with culture. The riverbank offers a perfect summer escape for swimming, while cafés, restaurants, boutiques, and art galleries bring year-round life.

NOTES