

Stone village house with a garden, private parking, and an upstairs apartment — ideal for family or gîte

EXCLUSIVE



INFORMATION

Town:	Puichéric
Department:	Aude
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	160 m2

IN BRIEF

Between Carcassonne and Narbonne, discover this charming historic house with a private garden and parking, just a short walk from all amenities.

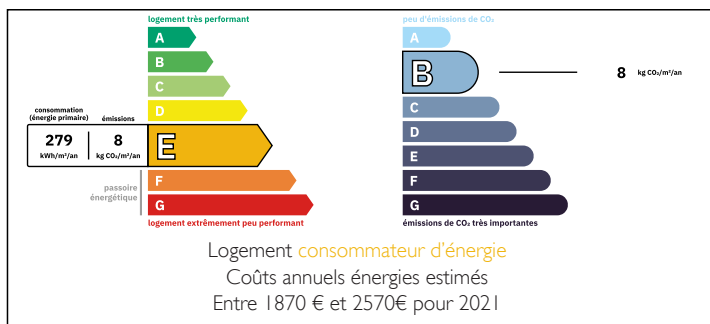
The ground floor features a spacious, versatile entrance currently used for storage, leading to a recently fitted kitchen with a closed insert fireplace. From there, a bright living room opens onto a terrace draped with a magnificent bougainvillea, overlooking the private, leafy garden — perfect for summer meals and barbecues. A utility room and an inner courtyard with a hammam area complete this level.

On the first floor, you'll find a bathroom with WC, an elegant living room with a marble fireplace, and two generous bedrooms.

The top floor, ideal for guests or rental, offers a living room with kitchen, two bedrooms with



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

Heating: wood-burning insert on the ground floor with a vent to the upper level, electric radiators in some bedrooms, and a wood stove in the top-floor kitchen.

Location

In the heart of Occitanie, between the Mediterranean Sea and the Pyrenean mountains, Puichéric enjoys an ideal setting. The nearest beaches are less than an hour away, and the first ski resorts can be reached in around 2.5 hours. Carcassonne, its airport, and its UNESCO-listed Medieval Cité are only 30 minutes from the village. The airport offers direct flights to London, Dublin, Manchester, Brussels–Charleroi and Porto, providing easy access to major European hubs.

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

Nestled between Carcassonne and Narbonne, Puichéric is part of the Minervois region, known for its natural beauty and its vibrant network of local producers. Depending on the season, the surrounding landscape showcases vineyards, asparagus fields, apple orchards, table grapes, plums and a range of other high-quality local products – a true reflection of the region's rich terroir and strong tradition of short supply chains.

The village is also very convenient for everyday life, with essential shops and services on-site: a butcher, a bar, a restaurant, a bakery, a newsagent/tabac, a small grocery shop, a hairdresser and more.

NOTES

Puichéric is often referred to as the Venice of the Minervois thanks to the three waterways that cross the village:

- the Canal du Midi, offering peaceful and picturesque scenery,
- the Rigole de l'Étang de Marseillette, winding through vineyards and village streets,
- the River Aude, perfect for canoeing, water activities, fishing, or...