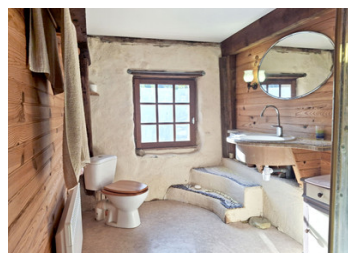


Presbytery, historic stone village house with garden



INFORMATION

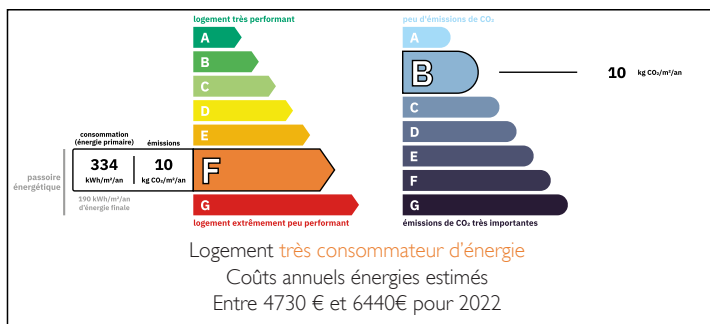
Town:	Saint-Benoît
Department:	Aude
Bed:	5
Bath:	2
Floor:	225 m2
Plot Size:	410 m2

IN BRIEF

In a charming village between Limoux and Chalabre, you will discover a former presbytery rich in historic character, featuring a spacious vaulted hall, bright living spaces including an independent studio, and a bucolic garden. This is a beautiful family home with commercial potential, or an ideal second residence, offering the opportunity to enjoy close proximity to the Limouxin vineyards and the Pyrenees, with ample space to welcome friends, guests, or family.

The property is located 20 minutes from Limoux and its famous carnival, the longest-running in the world; 25 minutes from Mirepoix and its renowned market; and 30 minutes from the Haute Vallée de l'Aude. Toulouse, with its international airport and cultural attractions, is approximately 1.5 hours away, as are the beaches of Narbonne, also reachable in around 1.5 hours by car.

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

On the ground floor, the property features a beautiful vaulted hall, a historic and sacred space that reflects the building's original character. At an intermediate level, an independent studio with a kitchenette space and washroom awaits final completion. The use of eco-friendly materials creates a healthy atmosphere imbued with charm and creativity.

On the first floor, a landing leads to the kitchen and living areas, two bedrooms, and a bathroom.

The top floor offers a laundry area/small kitchenette, two additional bedrooms, a storage room, and a living space opening onto the terrace. A mezzanine loft completes the layout.

The sun-filled terrace enjoys open views over the village and the surrounding hills. The bucolic garden is a true invitation to relaxation and the enjoyment of peace and quiet.

Renovations have been carried out using ecological materials, in keeping with the historic spirit of the house. Particular care has been taken to respect the sacred nature of this former presbytery. Finishing work remains to be completed, offering the opportunity to personalise the property and make it truly unique.

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

LOCAL TAXES

Taxe foncière: 731 EUR

Taxe habitation: EUR

NOTES