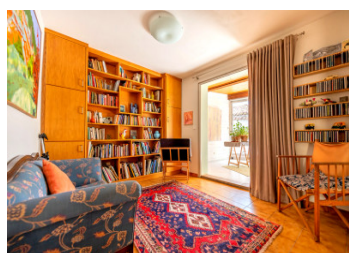


Charming Village Home with Courtyard & Terrace in the Beautiful Haute Vallée de l'Aude, South of France

EXCLUSIVE



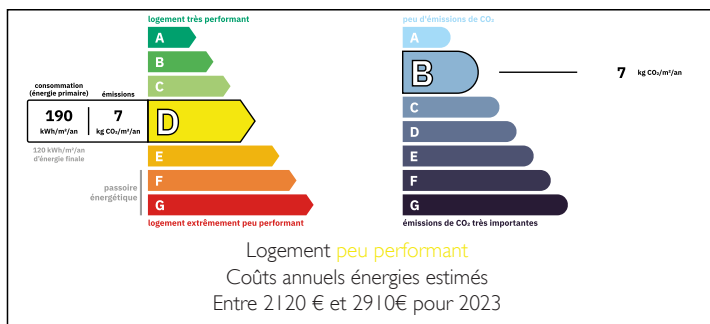
INFORMATION

Town:	Val-du-Faby
Department:	Aude
Bed:	2
Bath:	1
Floor:	140 m2
Plot Size:	70 m2

IN BRIEF

Tucked away in the peaceful village of Rouvenac in the sought-after Haute Vallée de l'Aude, this charming and light-filled home offers the perfect South of France escape. With a private courtyard, balcony terrace, workshops and generous living spaces, it combines character, comfort, and easy indoor-outdoor living. The bright dining room with skylight and exposed beams creates a real "wow" moment, while the spacious lounge with fireplace offers a cosy retreat year-round. Flexible accommodation allows for guest rooms, home office or creative space, making it ideal as a lock-up-and-leave holiday home, a rental investment, or a full-time move to France. Set near Limoux and Espérazza, surrounded by vineyards, markets and countryside, this is a fantastic opportunity to enjoy a slower, more authentic French lifestyle while remaining within easy reach of Carcassonne and transport links.

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.



LOCAL TAXES

Taxe foncière: 955 EUR

NOTES

DESCRIPTION

Set in the heart of the beautiful Haute Vallée de l'Aude, this delightful village house offers an appealing blend of charm, practicality, and lifestyle — ideal for those looking to enjoy the South of France at their own pace.

The property is arranged over several levels and offers a flexible layout that can easily adapt to different needs, whether as a holiday retreat, rental investment, or permanent residence.

On the ground floor, a series of versatile spaces currently used as workshop and storage areas provide excellent potential. These could be transformed into additional living accommodation, a studio, or creative workspace — particularly appealing for artists or those seeking a project with lifestyle value. This level also opens directly onto the private courtyard, a real highlight of the property. Framed by stone walls and greenery, it offers a peaceful and low-maintenance outdoor space perfect for dining, relaxing, or entertaining in the warmer months.

The main living level is bright, welcoming, and well laid out. The spacious lounge with fireplace provides a comfortable setting for evenings in, while the adjoining dining area is a standout feature. With exposed beams, a skylight, and large windows, this space is filled with natural light and creates a warm, uplifting atmosphere — ideal for long lunches or relaxed dinners with friends and family.

The kitchen is conveniently positioned nearby, allowing for easy flow between living and dining spaces.

The property offers multiple bedrooms and additional rooms, providing flexibility for guest...