

Charming 2-Bedroom Stone Character Property in the Heart of Historic Alet-les-Bains, Occitanie, France

EXCLUSIVE



INFORMATION

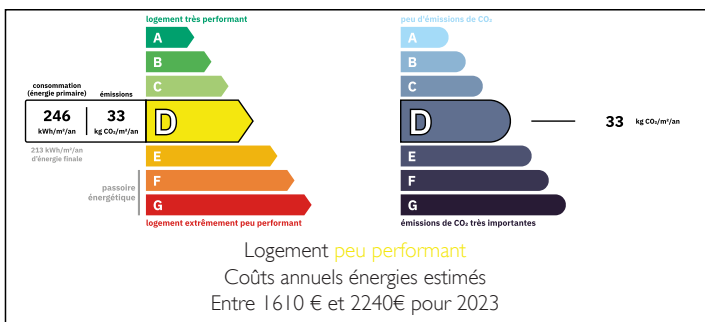
Town:	Alet-les-Bains
Department:	Aude
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	0 m2

IN BRIEF

UNDER OFFER!! Charming 2-bedroom stone character home in the historic village of Alet-les-Bains. Spread over three levels, it features a cozy living area with fireplace, a characterful kitchen, WC with laundry, a spacious first-floor bathroom, and a bright main bedroom. The top floor includes a generous landing, ideal as an office or library, and a second bedroom. Practical features include central gas heating. The village is rich in history, with the House of Nostradamus, an ancient abbey-cathedral, a casino, and famous thermal waters. Alet-les-Bains also offers restaurants, a post office, a small grocery, and riverside walks, with Limoux just 10 minutes, Carcassonne 35 minutes, and Toulouse around 1h15. Perfect as a permanent home or holiday retreat, this property blends authentic charm with the relaxed lifestyle of the South of France.

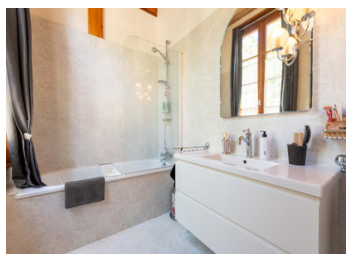
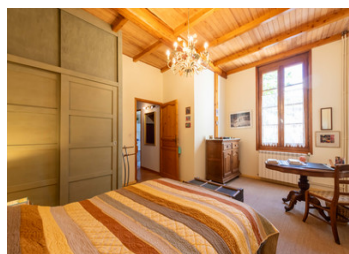


ENERGY - DPE



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: 841 EUR

NOTES

DESCRIPTION

Nestled in the heart of the enchanting village of Alet-les-Bains, this delightful two-bedroom stone house combines character, comfort, and authentic French charm. With its exposed beams, stone walls, and warm inviting interiors, it offers the perfect retreat for those seeking the dream life in the South of France.

On the ground floor, you are welcomed into a cozy yet open living space where the dining and sitting areas are centered around a rustic stone fireplace—ideal for intimate evenings or entertaining guests. The adjoining kitchen is both functional and full of character, with soft green cabinetry and natural light spilling in through traditional windows. A convenient WC, complete with a washing machine, is also located on this level.

A beautiful wooden staircase leads you to the first floor, where you'll find a large and elegant bathroom with bathtub, and WC. Adjacent is the principal bedroom, generously proportioned and filled with natural light—perfect as a tranquil sanctuary.

The top floor offers even more possibilities: a broad landing area that makes a wonderful home office, reading nook, or library. The second bedroom on this level is equally welcoming, with room for family or visiting friends.

Practical comfort is assured with central gas heating throughout the home, while the taxe foncière is attractively low at only around 800€ per year—making this an economical choice as both a full-time residence or a holiday home.

Outside, the picturesque façade with its blue shutters embodies the storybook charm of a medieval...