LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44343JAV11 Price: 298 000 EUR

agency fees to be paid by the seller

Renovated Village Home with 3 Ensuite Bedrooms, Outdoor Living & Development Potential – Near Mediterranean















INFORMATION

Town:	Fleury
Department:	Aude
Bed:	3
Bath:	3
Floor:	100 m2
Plot Size:	119 m2

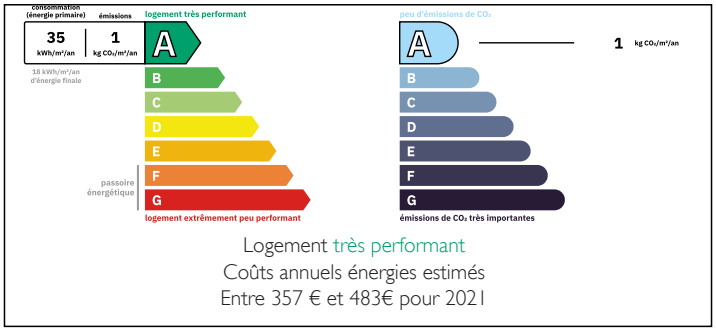
IN BRIEF

Beautifully renovated village home in Fleury d'Aude, just 10 minutes from the Mediterranean coast. Built around 1900 and fully refurbished three years ago, this turnkey property offers exceptional comfort with a rare DPE A energy rating.

The home features a bright open-plan living space with high-end kitchen, three en-suite bedrooms, reversible air conditioning throughout, thermodynamic hot water system, water purification, fibre internet and double glazing.

A separate 37.6 m² remise, currently used as an outdoor lounge with summer kitchen and WC, offers outstanding conversion potential. With planning permission already granted and substantial preparatory work completed, the building could potentially provide approximately 120 m² across several levels, subject to the approved plans.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 357 € et 483€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**573 EUR**

NOTES

DESCRIPTION

Tucked away in a peaceful and charming street in the heart of Fleury d'Aude, this beautifully renovated village house tells a story of timeless character seamlessly blended with modern comfort.

Originally dating from around 1900, the property has been entirely renovated just three years ago into a turnkey home with a rare DPE A rating, offering outstanding energy efficiency—something exceptionally uncommon for a home of this period.

From the moment you step inside, you are welcomed into a bright and inviting living space where clean contemporary lines meet authentic charm. The open-plan kitchen, fitted with high-end finishes and elegant touch-control cabinetry, flows effortlessly into the living area—creating a refined yet comfortable space for everyday living and entertaining.

Upstairs, the home reveals one of its strongest assets:
three well-proportioned bedrooms, each with its own private en-suite bathroom and toilet, ensuring privacy, comfort, and flexibility—ideal for hosting guests, family living, or generating attractive rental income.

The renovation also places everyday comfort at its heart: with an A-rated energy performance certificate and reversible air conditioning throughout, the house offers a comfortable interior in both summer and winter while keeping energy requirements low.

Sold together with the house, the separate 37.6 m² remise provides a valuable extension to the living space. Currently arranged as an inviting outdoor lounge with a summer kitchen and WC, it offers a sheltered, easy-to-maintain setting where you can relax out of the sun. Equally appealing for a permanent residence or a holiday home, it allows you to enjoy outdoor...