LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44508CST11 Price: 450 000 EUR

agency fees to be paid by the seller

Large character Maison de Maitre village property with 7 bedrooms , charming gardens and outbuildings

EXCLUSIVE















INFORMATION

Town:	Moux
Department:	Aude
Bed:	7
Bath:	4
Floor:	430 m2
Plot Size:	1055 m2

IN BRIEF

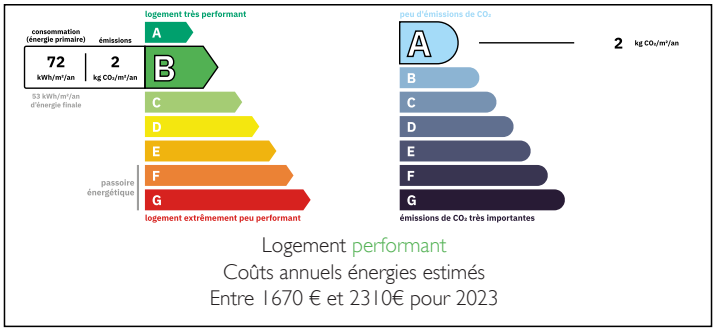
Impressive spacious character village home of 430m2 combines original character with modern comfort,traditional flooring, marble fireplaces, and an impressive entrance hall that sets the tone for the rest of the property.

The ground floor offers flexible living, with a bedroom and en-suite shower room, two additional reception rooms (or bedrooms), a dining room, superb 60 m² open-plan living space filled with natural light with a stylish fitted kitchen and pellet stove, direct access to the garden—ideal for indoor-outdoor living. A utility/back kitchen and two large outbuildings complete the rdc .

Upstairs, four generous bedrooms, family bathroom and separate shower room. The top floor is a standout feature: a remarkable 115 m² space with a wood burner and panoramic views,

Outside, the private gardens are filled with shrubs and trees, offering a peaceful, secluded setting...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1670 € et 2310€ pour 2023

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:	**2000 EUR**

NOTES

DESCRIPTION

The property benefits from an excellent energy rating, featuring double glazing throughout, reversible air conditioning, and three wood pellet burners that provide an efficient and comfortable heating system. It retains a wealth of period features, including a sweeping stone staircase, original tiled flooring, and elegant marble fireplaces, beautifully combining character with modern comfort.
Outside, the property sits on a generous total plot of 1,005 m², with charming private gardens. This includes a separate parcel constructible of 390 m² offering lovely views over the surrounding countryside—perfect for enjoying the peaceful setting.

Situated at the gateway to the Minervois, on the edge of the territory dominated by the Alaric mountains, the village of Moux offers an authentic and peaceful setting surrounded by vineyards and rolling countryside. Ideally positioned between Narbonne and Carcassonne, the village provides everyday amenities including a local grocery shop, restaurant, school, and essential services, all within a friendly community atmosphere. The region is renowned for its wine production and scenic landscapes, perfect for walking and cycling, while the Canal du Midi, major transport links, and the Mediterranean coast are all within easy reach. Moux is an ideal location for both a permanent residence or a tranquil holiday home.

Approximate measurements:

Ground floor (RDC):

Entrance corridor: 25.92 m²
Bedroom 1 (right): 20 m²
Bedroom 2: 20.31 m²
Bedroom 3 / salon with wood pellet burner : 12.65 m²
Ensuite shower room: 10.32 m²
Living room with fireplace (séjour): 18.63 m²
Corridor: 3.11 m²