

A unique character stone village house with 6 bedrooms in Antugnac.



INFORMATION

Town:	Antugnac
Department:	Aude
Bed:	6
Bath:	3
Floor:	338 m2
Plot Size:	265 m2



IN BRIEF

Nestled in the picturesque wine-growing village of Antugnac, this exceptional stone property is a rare opportunity to own a home that perfectly blends historic charm, generous proportions, and an enviable lifestyle in the beautiful Upper Aude Valley.

ENERGY - DPE

DPE not required.

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: 1 600 EUR

NOTES

DESCRIPTION

From the moment you step inside, the house makes a lasting impression. A spectacular 6-metre-high living room, crowned by a striking mezzanine gallery, creates an extraordinary sense of space and light. Throughout the property, exposed stone walls, magnificent original timber beams, and carefully preserved architectural features celebrate the building's rich heritage.

The home is filled with delightful reminders of its past. An original wine press, proudly displayed in the central entrance hall, and an antique stone manger, seamlessly incorporated into the dining room, provide unique focal points that add warmth, authenticity, and undeniable character.

Offering six spacious bedrooms, three bathrooms, an impressive dining room, and several comfortable reception areas, this substantial property provides exceptional flexibility for family life or hospitality projects. A large utility room offers further potential and could easily be transformed into an additional bedroom, artist's studio, home office, or creative workspace.

Practicality is equally well catered for with a cellar, attic, and garage, providing excellent storage and future possibilities.

Thanks to its versatile layout, this remarkable home lends itself to a variety of uses. Whether you are seeking a spacious family residence, a charming bed and breakfast, a boutique guesthouse, or even a restaurant with guest accommodation, the property offers outstanding potential.

Outside, the south-facing front garden provides a sunny spot for al fresco dining or morning coffee, while the sheltered rear terrace enjoys a peaceful setting overlooking the village church and a picturesque seasonal stream, creating a wonderfully tranquil atmosphere.