LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48142BK11 Price: 785 000 EUR

agency fees to be paid by the seller

Exceptional 5-bedroom character home with independent gîte, pool, 1.8 ha and panoramic views near Carcassonne

INFORMATION

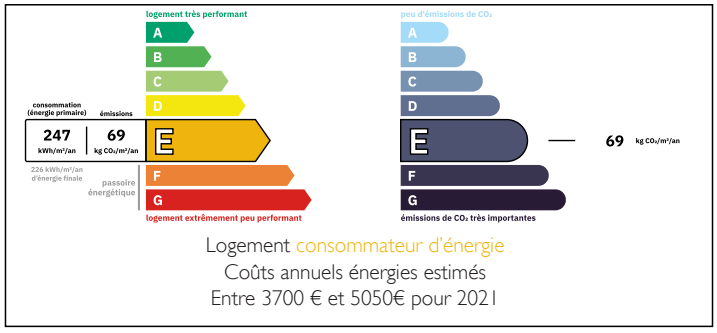
Town:	Rouffiac-d'Aude
Department:	Aude
Bed:	6
Bath:	3
Floor:	265 m2
Plot Size:	18154 m2

IN BRIEF

Beautifully presented character property comprising a spacious five-bedroom main house and an independent one-bedroom gîte, set in an elevated position with exceptional 360° views.

Complete with a swimming pool, approximately 1.8 hectares of land and the atmospheric remains of an old windmill, it offers excellent flexibility as a family home, guest property or tourism project.

ENERGY - DPE



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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:	**3033 EUR**

NOTES

DESCRIPTION

This beautifully restored former miller's house occupies a commanding position above the village of Rouffiac-d'Aude, surrounded by approximately 18,154 m² of land and enjoying uninterrupted panoramic views in every direction.

Reached via its own private driveway, the property immediately creates a strong sense of arrival. Beside the parking area stand the evocative remains of an old windmill, reflecting the history and distinctive character of the site.

THE MAIN HOUSE

The main house is spacious, welcoming and tastefully decorated in an elegant French country style. Its flexible accommodation can be enjoyed as a large family residence or used for holiday rentals, with the independent annex providing separate owners' accommodation.

Ground floor:

The impressive, light-filled living room measures approximately 52 m² and features a fireplace and glazed doors opening directly onto the pool terrace. This generous room provides ample space for relaxing and entertaining.

A separate dining room of approximately 15 m² also benefits from doors opening outside, while the adjoining kitchen measures approximately 15 m².

The original entrance hall, now also used as a practical secondary kitchen, measures approximately 12 m² and includes a WC.

Also on this level is a bedroom of approximately 14 m² with direct access outside, together with a spacious bathroom of approximately 14 m² comprising a bath, separate shower and WC. This arrangement allows for comfortable ground-floor living.