

Charming Stone Country House with Barn and Over 9,000 m of Land



INFORMATION

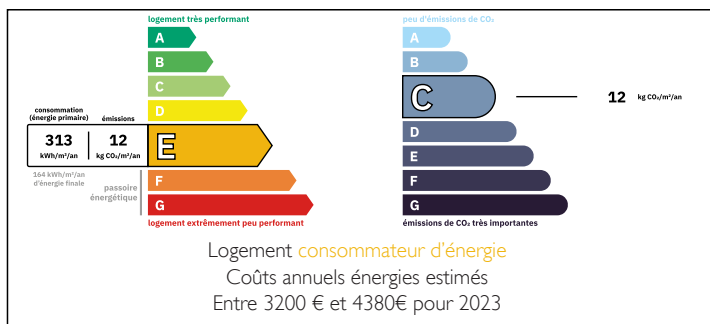
Town:	Bouisse
Department:	Aude
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	9173 m2

IN BRIEF

Located in a village in the Corbières, approximately 35 minutes east of Couiza, this charming stone house offers three bedrooms, a spacious living area and a large attic with further potential. The property also includes an adjoining outbuilding and a traditional stone barn, set within over 9,000 m² of land, including pasture currently home to a few sheep. An exciting opportunity for a renovation project, country retreat or rural lifestyle, surrounded by peaceful natural scenery.



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: 929 EUR

NOTES

DESCRIPTION

Located in a charming village in the Corbières, approximately 35 minutes east of Couiza and its amenities, this characterful stone house offers a peaceful rural setting surrounded by beautiful natural landscapes.

On the ground floor, the property features a spacious open-plan living area incorporating the lounge, dining area and kitchen, along with a bathroom, separate WC and hallway. An adjoining storage building, with direct access from the house, provides additional space and offers interesting possibilities for further development or storage.

Upstairs, there are three generously proportioned bedrooms, as well as a large attic offering further potential, subject to the necessary permissions.

Outside, a traditional stone barn, formerly used as a stable, adds to the property's authentic rural charm and provides further possibilities for storage, animal housing or other uses, subject to the relevant regulations.

The property sits within over 9,000 m² of land, comprising a garden and open pasture currently home to a small number of sheep. The land offers a range of possibilities for those looking to embrace a countryside lifestyle, whether keeping animals, creating a vegetable garden, exploring small-scale agricultural activities or simply enjoying the space, privacy and connection with nature.

With its traditional stone construction, outbuildings and generous grounds, this property offers an exciting opportunity for a renovation project, a country retreat or a lifestyle change. Its combination of character, space and rural potential makes it an appealing prospect for buyers looking to create something special in the heart of the Corbières.

Information about risks to which...