



Detached Country House on 3 Hectares with Open View



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	https://clefrance.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 379,900

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Fanjeaux
Indicatif régional:	11270
Soumis:	28/09/2023

Description:

REDUCED in price - In the countryside between Fanjeaux and Mirepoix in an idyllic setting for nature lovers, we offer you this charming architect-designed house (from 1983) with a bioclimatic concept, offering a breathtaking view of the Pyrenees.

On approximately 3 hectares of unfenced land (moors and sloping woods), this space can accommodate animals (horses, sheep, goats, etc.). The south-facing house with large bay windows on the front is composed as follows:

On the ground floor a main room with open kitchen, living room with fireplace, dining room with pellet stove, a utility room, an office space, two bedrooms including one with dressing room and bathtub, a toilet and a bathroom.

On the front, a 15 m² veranda extends this living space. Also on the ground floor, a workshop/bedroom with sink and WC communicates with the house with independent access and terrace.

Then stairs lead to a mezzanine of approximately 25 m² which communicates with a furnished studio of



35 m2 with a bedroom area, a bathroom, a WC, a kitchen and dining area, all opening onto a magnificent terrace with open views, independent access leads to this studio.

The house was insulated (2010) from the outside and from the inside (wood, raw earth, hemp wood and natural cork), very good energy consumption classification in class B.

Rolling shutters throughout the house.

Small works are to be expected.

- Habitable Size m2 : 171 m2
- Land size m2 : 3 Hectares
- Number of Bedrooms : 4
- Number of rooms : 6
- Number of levels : 2

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all



free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Commun

Chambres: 4
Salle de bains: 2
Dimensions du lot: 30000 m²

Rental details

Furnished: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX4.952.172

