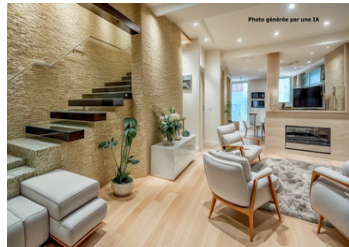


## \*\*Charming Stone House\*\*

### EXCLUSIVE



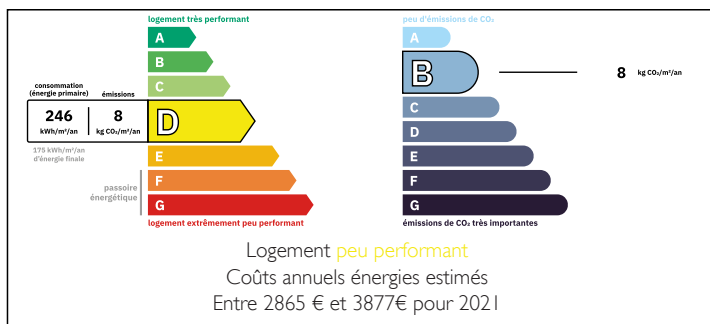
## INFORMATION

Town:	Cucugnan
Department:	Aude
Bed:	4
Bath:	2
Floor:	92 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Charming 92 m<sup>2</sup> stone house located in the heart of the historic village of Cucugnan, renowned for its legendary priest, windmill, and exceptional setting in the Corbières mountains. Ideal for nature and history lovers, it offers a warm 28 m<sup>2</sup> living space with an open kitchen and period fireplace, a large ground-floor suite with en-suite bathroom, a mezzanine, and two bedrooms upstairs accessed by a beautiful stone staircase. Just 50 minutes from the beaches and Perpignan airport, this home is perfect for peaceful vacations or as a rental investment. A must-see!

## 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:** 765 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

For Sale - Charming Stone House in the Heart of Cucugnan

Discover this 92 m<sup>2</sup> stone house, full of character and ideally located in the historic village of Cucugnan, renowned for its famous priest, windmill, and its exceptional setting in the Corbières mountains. This artisan village is the perfect place for nature lovers, hiking enthusiasts, and admirers of Cathar castles, offering an authentic and history-rich lifestyle.

### Ideal Location

The house is just 50 minutes from Mediterranean beaches, 45 minutes from Perpignan, and 50 minutes from Perpignan-Rivesaltes Airport, providing easy access and options for seaside getaways.

### Key Features:

- Inviting Ground Floor: a 28 m<sup>2</sup> living area with an open, fully-equipped kitchen that opens onto a cozy lounge with a functional period fireplace.
- Ground-Level Suite: a spacious bedroom with an en-suite bathroom for optimal comfort, plus a mezzanine that can be used as a bedroom or office.
- Charming Upper Level: accessible via a beautiful stone staircase, with two additional bedrooms and a bathroom.

With its stone walls and period features, this authentic home is ideal for peaceful vacations or as a rental investment in a popular tourist area. Perfect for hiking, mountain biking, and history enthusiasts.

A must-see property, sure to be a favorite!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>