

Property with small house and chalet offering strong expansion potential



INFORMATION

Town:	Puivert
Department:	Aude
Bed:	1
Bath:	1
Floor:	32 m ²
Plot Size:	4730 m ²

IN BRIEF

This property consists of two land parcels:

- a constructible plot of 1,020 m² with a small house, a wooden chalet, fruit trees, a garden, and solar panels,
- as well as a 3,710 m² plot located entirely in woodland.

On the buildable plot, there is a 19 m² studio-style house, equipped with a kitchen, a living area with a fireplace, and a sunny terrace. The wooden chalet is currently used as a bedroom and includes a shower room and a laundry area.

Part of the land is planted with fruit trees and an organic garden, all offering panoramic views over the valley and the Château de Puivert. The garden is equipped with an underground water tank with a capacity of 3,000 liters. The 3,710 m² forest plot is located in a designated zone naturelle

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.



DESCRIPTION

The house is connected to the municipal sewage system. Electricity is supplied by solar panels. This property offers significant expansion potential, particularly for someone seeking a self-sufficient lifestyle project in a privileged natural setting.

Located in the Aude department, in the Occitanie region of southern France, the property is close to the medieval village of Puivert, a place rich in history and charm. The village is dominated by the Château de Puivert, a remarkable medieval fortress overlooking the valley with impressive views, renowned for its connection to the medieval troubadour tradition. The village features a weekly farmers market, several restaurants and bars, a craft brewery, and a particularly active community life.

The natural surroundings of the village are equally appealing: Lake Fontclaire, just a short walk from the center, provides a peaceful setting for swimming, walking, picnicking, or enjoying outdoor activities, while offering beautiful views of the château and the countryside.

Living here means enjoying a peaceful, green environment rich in heritage, while being only minutes from the village's amenities. It is an ideal place to create an ecological and tranquil living space, in harmony with nature, just steps away from a lively and welcoming village.

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

LOCAL TAXES

Taxe foncière:	24 EUR
Taxe habitation:	EUR

NOTES