

Breathtaking views: house with castle & mountain panorama, peaceful setting near Couiza



## INFORMATION

Town:	Couiza
Department:	Aude
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	6027 m2



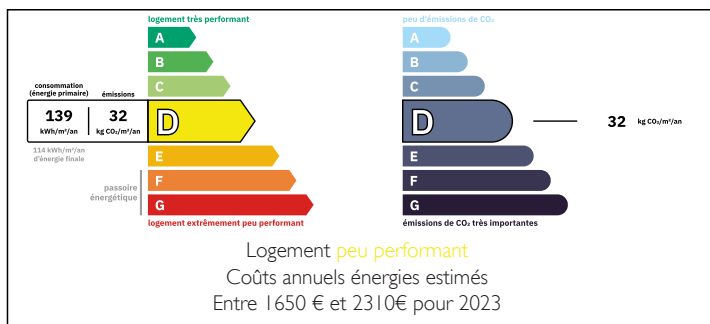
## IN BRIEF

Looking for a slice of paradise with stunning views, yet close to everyday amenities? This charming home lets you enjoy breathtaking scenery every single day.

Nestled in a peaceful setting, the house offers 3 bedrooms, an equipped kitchen, a bright air-conditioned living room, a shower room, and panoramic views over the valley. On the lower level, a spacious garage runs beneath the entire house and includes a laundry, a cellar and an additional shower room.

The garden, dotted with fruit trees, sits on a large plot — ideal for growing your own vegetables or simply enjoying the quiet. The generous south-facing terrace boasts spectacular views of the château and surrounding mountains.

## ENERGY - DPE



Currently used as a holiday rental, the house can be

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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.



## LOCAL TAXES

**Taxe foncière:** 1021 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Set on the edge of a peaceful village in the Haute Vallée de l'Aude, this bright, welcoming home offers an exceptional setting, with open views of the surrounding mountains and a charming local château. Each day brings a fresh opportunity to soak in the ever-changing light and landscape.

The main living areas are all on one level and include an entrance with storage and utility space, a fully fitted kitchen that opens onto a light-filled living/dining room, and direct access to both a balcony and a sunny south-facing terrace. The sleeping area includes three bedrooms included two bedrooms with built-in wardrobes, a modern shower room with a window, and a separate WC.

On the lower ground floor, a large garage runs the full footprint of the house. It also includes a spacious cellar, a laundry area, the oil boiler with two tanks, and an additional shower room with WC – perfect for returning from a walk or accommodating guests.

The generous garden below the house is planted with fruit trees including fig, olive and cherry, and offers multiple possibilities: a vegetable garden, outdoor relaxation area, or a peaceful green retreat. There is also a greenhouse/garden shed, and the plot is large enough to install a swimming pool, allowing you to enjoy the stunning views all year round.

The main terrace, shaded by a pergola draped with wisteria, is the perfect spot for long summer lunches in the shade. A covered summer kitchen adds to the charm and functionality...