

Ref: A37193MOK11

Price: 397 000 EUR

agency fees to be paid by the seller

Renovated historic house with 3 separate apartments, flowered terrace, potential for immediate income



INFORMATION

Town: La Digne-d'Amont

Department: Aude

Bed: 7

Bath: 6

Floor: 273.88 m2

Plot Size: 15 m²





IN BRIEF

Charming village house in a historic circular village 5 km from Limoux, renowned for its Blanquette sparkling wine and southern French lifestyle.

Comprised 3 independent units, with no renovation needed:

A main house with a flowered terrace, workshop, living room, kitchen, laundry room, and two floors with bedrooms, bathrooms, and walk-in closets.

A second independent studio with a private terrace, living and dining space, kitchenette, and bathroom.

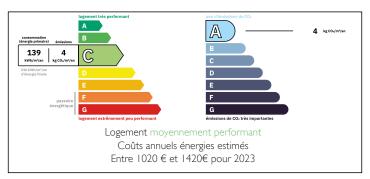
A former barn converted into an apartment with living room/kitchen, bedroom, bathroom plus a mezzanine for guests or an office space.





Ideal for a large family or a project with great potential for tourism-related activity.

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.

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LOCAL TAXES

Taxe foncière: 2642 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Character property with 3 independent units, 5 km from Limoux – ideal for rental income or a large family

Located in a charming circular village typical of southern France, this beautifully renovated 17th-century property combines old-world charm with modern comfort. It presents a rare opportunity: immediate income generation from three independent living units, with no work needed.

A Peaceful Setting, Close to All Amenities
Nestled in the heart of the Aude region, this
property enjoys a peaceful environment while being
ideally located: just 30 minutes from Carcassonne
and I.5 hours from Toulouse. The lively town of
Limoux, birthplace of the famous Blanquette, offers a
weekly market, vibrant festivities (including the
world's longest carnival), shops, and schools.

The Main House: Historic Charm Meets Functionality

The main residence welcomes you with a flowered terrace and a workshop. On the ground floor, you'll find:

A cozy living room with enclosed fireplace

A separate kitchen

A guest WC

A laundry room and pantry, accessible from the kitchen, with direct access to the workshop

An internal staircase leads to the upper floors:

First floor: an office, a WC, a bathroom, and a large bedroom with a walk-in closet

Second floor: a spacious bedroom, a WC, bathroom, and an additional smaller bedroom