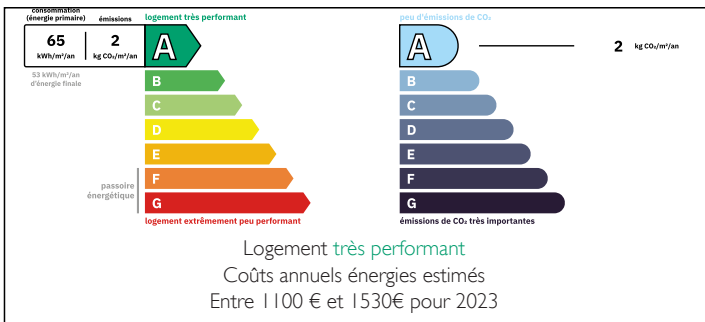


## Stunning Bioclimatic Eco Home with Pyrenees and Montagne Noire Views, 5 Bedrooms and Versatile 130 m Garage



## ENERGY - DPE



## INFORMATION

Town:	Limoux
Department:	Aude
Bed:	5
Bath:	1
Floor:	250 m <sup>2</sup>
Plot Size:	4498 m <sup>2</sup>

## IN BRIEF

Striking bioclimatic home built with natural materials (earth-straw and lime walls, local timber frame), delivering excellent energy performance. Bathed in natural light and designed to open onto its surroundings, it enjoys far-reaching views of the Pyrenees and the Montagne Noire from both the interior and two terraces.

The main living space impresses with its volume and light. A cathedral ceiling, exposed timber frame and full-height high-performance windows create a bright, open-plan area with seamless indoor-outdoor flow. Open kitchen, office space, utility/laundry room and WC complete this part. Heating is provided by a wood-burning stove, supported by a double-flow ventilation system with ground air heat exchange.

The night area includes 4 bedrooms and a shower room with WC. Upstairs, a spacious mezzanine offers flexible additional living space (lounge, office,

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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.



## DESCRIPTION

A large independent 130 m<sup>2</sup> garage/workshop has been built separately, offering space for several vehicles, including a motorhome. It could also be converted into an independent living space, a guest gîte or another project.

An eco-friendly and cost-efficient build

This bioclimatic home has been constructed using natural materials: straw-clay and lime walls, a structure made from locally sourced Douglas fir wood (Chalabre), natural insulation materials, and non-toxic paints and wood oils.

Excellent energy performance

The property's A-rated energy efficiency is achieved thanks to several key features.

The main heating system is a wood-burning stove, supported by a Canadian well system combined with a double-flow ventilation system (VMC double flux). This setup uses stable underground air to improve indoor air quality and increases thermal comfort by raising indoor temperatures by a few degrees when needed, while also helping to regulate heat during the summer months.

The house is insulated with straw in the floors and walls, and partially with straw and wood fibre in the roof structure.

Windows are high-performance glazing.

A flexible and family-friendly home

The property currently offers five bedrooms: four on the ground floor, and a fifth upstairs accessed via the mezzanine, with large windows offering stunning views of the Pyrenees. This upstairs bedroom is open onto the mezzanine space.

There is one bathroom on the ground floor, fitted

## LOCAL TAXES

**Taxe foncière: 4656 EUR**

**Taxe habitation: EUR**

## NOTES