

Renovated Village Home with 3 Ensuite Bedrooms, Outdoor Living & Development Potential – Near Mediterranean



INFORMATION

Town:	Fleury
Department:	Aude
Bed:	3
Bath:	3
Floor:	100 m2
Plot Size:	119 m2



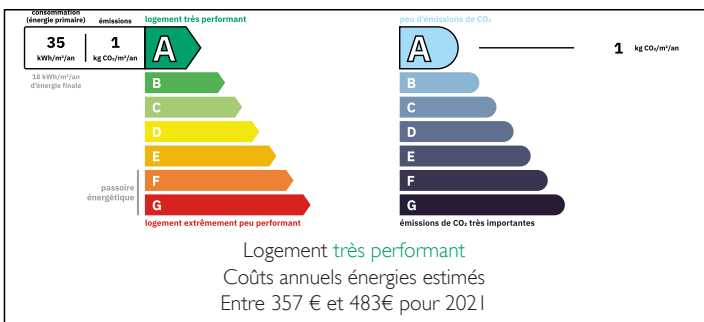
IN BRIEF

Beautifully renovated village home in Fleury d'Aude, just 10 minutes from the Mediterranean coast. Originally built around 1900 and fully refurbished three years ago, this turnkey property offers exceptional comfort with a rare DPE A energy rating.

The home features a bright open-plan living space with high-end kitchen, three bedrooms all with private en-suite bathrooms and WC, reversible air conditioning throughout, thermodynamic hot water system, water purification system, fibre internet, and double glazing with traditional wooden shutters.

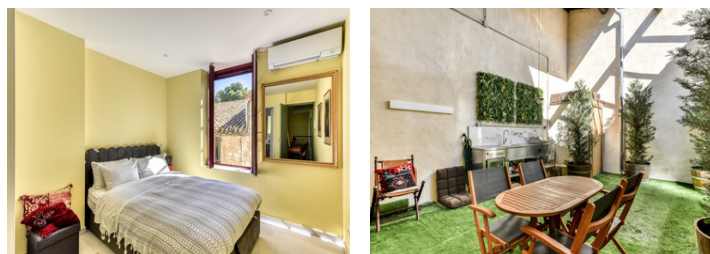
A separate 37.6 m² outbuilding offers a stylish outdoor lounge with summer kitchen and WC, with existing connections for a spa and planning permission already granted for an additional level to create an independent dwelling.

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.



DESCRIPTION

Tucked away in a peaceful and charming street in the heart of Fleury d'Aude, this beautifully renovated village house tells a story of timeless character seamlessly blended with modern comfort.

Originally dating from around 1900, the property has been entirely renovated just three years ago into a turnkey home with a rare DPE A rating, offering outstanding energy efficiency—something exceptionally uncommon for a home of this period.

From the moment you step inside, you are welcomed into a bright and inviting living space where clean contemporary lines meet authentic charm. The open-plan kitchen, fitted with high-end finishes and elegant touch-control cabinetry, flows effortlessly into the living area—creating a refined yet comfortable space for everyday living and entertaining.

Upstairs, the home reveals one of its strongest assets:

three well-proportioned bedrooms, each with its own private en-suite bathroom and toilet, ensuring privacy, comfort, and flexibility—ideal for hosting guests, family living, or generating attractive rental income.

Just a short distance from the house, a separate outbuilding of approximately 37.6 m² enhances the property's appeal. Currently styled as a sophisticated outdoor lounge with a summer kitchen and WC, it offers exceptional versatility. It can easily serve as a garage, or be transformed into an independent residence, as planning permission has already been granted to construct a full additional level, creating a separate home.

Additionally, the space is already equipped with the necessary connections and drainage for the installation of a whirlpool or spa.

This is more than a home—it is a lifestyle investment. Whether you...

LOCAL TAXES

Taxe foncière: 573 EUR

Taxe habitation: EUR

NOTES