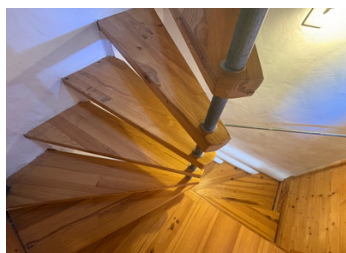


Stone Village House with Character Near Limoux



INFORMATION

Town:	Tourreilles
Department:	Aude
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	0 m2

IN BRIEF

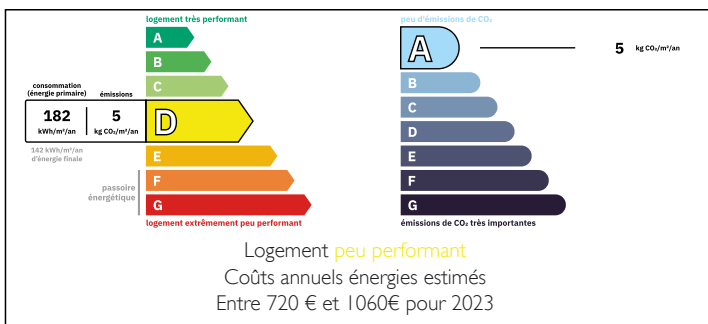
Charming stone village house located just 10 minutes from Limoux, offering an authentic lifestyle surrounded by beautiful countryside, vineyards, woodland and walking trails.

Full of traditional character, the property is arranged over several floors and includes a living room with kitchen, a separate sitting room with pellet stove, two bedrooms, a shower room and WC.

The peaceful setting provides a wonderful opportunity to enjoy the relaxed atmosphere of village life while remaining close to the shops, restaurants and services of Limoux.

Ideal as a permanent home, holiday property or lock-up-and-leave base, this is a lovely opportunity for anyone looking for character, nature and tranquillity in the Aude.

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.



LOCAL TAXES

Taxe foncière: 450 EUR

NOTES

DESCRIPTION

Stone Village House with Character Near Limoux

Set in a peaceful and picturesque setting just a short drive from Limoux, this charming stone house offers an authentic taste of village life in the Aude, surrounded by beautiful countryside and a wonderfully relaxed atmosphere.

The property sits within an area known for its rolling landscapes, vineyards, woodland and walking trails, making it particularly appealing to anyone looking to enjoy the outdoors. The surrounding countryside offers plenty of opportunities for walking, cycling and simply getting away from the pace of everyday life.

There is a lovely sense of authenticity here, with traditional stone architecture, quiet streets and the kind of close-knit atmosphere that makes this part of the Aude so appealing. It is a place where neighbours know each other, life moves at a slower pace and the surrounding landscape becomes part of everyday life.

The house itself has plenty of traditional character, with its stone construction and accommodation arranged over several floors.

On the ground floor, the entrance leads into a welcoming open living and kitchen area, creating a practical and sociable space for everyday life.

The first floor provides a comfortable separate sitting room, complete with a pellet stove, offering a cosy retreat during the cooler months.

The second floor comprises a landing, a good-sized bedroom and a shower room with WC.

The top floor offers a further generous attic-style bedroom, with sloping ceilings adding to the character and charm of the space.

With its traditional stonework, cosy interiors and