



Large stonebuilt village house with New York loft style and garden,

11300, Limoux, Aude, Occitanie

* Available * 4 Beds * 3 Baths

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€300,000

Ref: BVI69101

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French Entrée 

Property Description

In the centre of a popular village close to Limoux lies a hidden gem. Once part of an old wine domaine, this large 3 bedroom property plus guest studio, is packed with character features and includes a wonderful 50m² galleried New York loft style garden room which opens onto a large sunny court-yard garden with summer kitchen and dining area plus a guest studio.

Enter the house by the original front door into a charming sitting room with its encaustic cement tiled floor and log fire insert which warms the ground floor and the bedrooms above. To the right, is a good-sized study with a feature stone wall, and to the left is a large sunny dining kitchen, and beyond that a contemporary tiled shower room/wc and useful storeroom and laundry.

From the sitting room, up some stairs to a half landing which brings you to the large garden room with further living and dining space centered around a large enamel log burner and an industrial galvanized steel staircase leading to a sunny gallery overlooking the room below and opens to a private sunny roof terrace with stunning views of the surrounding countryside.

From the half landing, continue to the first floor where you will find 3 good-sized double bedrooms and a well-appointed family bathroom and WC.

Don't delay, with the location and the accommodation this house has to offer it's sure to sell fast!

Price including agency fees : 300 000 €

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Buyer commission included: 6 %



