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Gite With Garden, Pool And Large Garage, Rouffiac Des Corbieres

Rouffiac-des-Corbières , **Aude** , **Occitanie**



€369,000

inc. of agency fees

7 Beds

232.61 sqm

Located on the edge of the charming village of Rouffiac-des-Corbières, on the border of the departments of Aude and the Pyrénées Orientales, a large residence dating from the beginning of the 20th century....

At a Glance

Reference MFH-CB84033392

Bed 7

Near to Rouffiac-des-Corbières

Pool Yes

Price €369,000

Hab.Space 232.61 sqm

Land Tax N/A

Property Description

Located on the edge of the charming village of Rouffiac-des-Corbières, on the border of the departments of Aude and the Pyrénées Orientales, a large residence dating from the beginning of the 20th century. Today, the whole of the house is converted into a gîte offering 7 bedrooms, each with a shower room and toilet. The space could be adapted to offer some private space with fewer guest rooms.

The building has retained its original charm combined with the advantages of modern comfort.

On the ground floor the house has a large, very bright living room (kitchen/dining room), opening onto two large terraces and the garden. It also offers 5 bedrooms each with shower room and toilet, a laundry room and separate toilets.

The 1st floor is made up of a 63m² living room (with storage room and toilet), 2 ensuite bedrooms plus separate toilets.

The outside space allows you to enjoy the Mediterranean climate in complete peace and quiet in an idyllic setting. South facing, with a large terrace, pergola, barbecue, garden and salt pool with recently installed heat pump plus a 5000 litre rainwater tank makes the pool self-sufficient. The pool is surrounded by a sun deck with breathtaking views of the Peyrepertuse castle 450m above and a second terrace on the street side overlooks the village and the oak forests.

A very large garage of more than 100m² and 5m in height offers the possibility of making it into a multi-purpose room. An outdoor parking space completes this property.

In the heart of the Cathar Country, located at an altitude of 350m, the village of Rouffiac des Corbières is crossed by the Verdoube river where you can swim in complete safety. At the edge of the village a grocery store-restaurant is open six days a week. There is no shortage of nearby tourist sites in the Corbières: the impressive Gorges de Galamus and the Moulin de la Ribaute with their water falls and clear water pools; the villages of Cucugnan, Dhuilac, Tautavel, the wine route, etc...

The house is currently successfully managed as a gîte and has a great reputation. The dream property for those looking to operate a gîte activity in an ideal location.

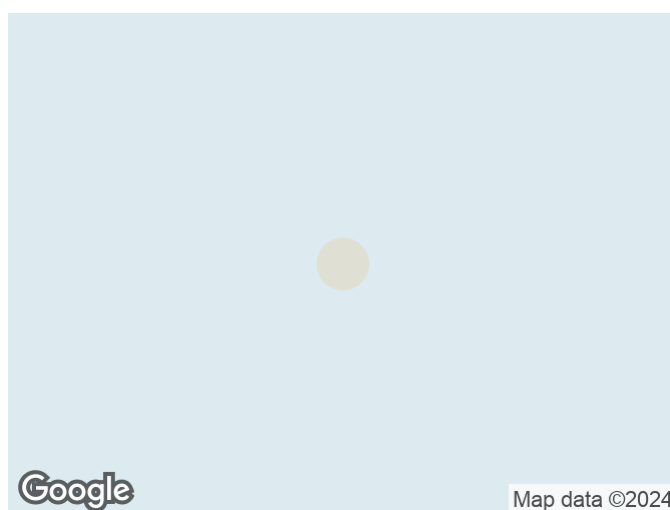
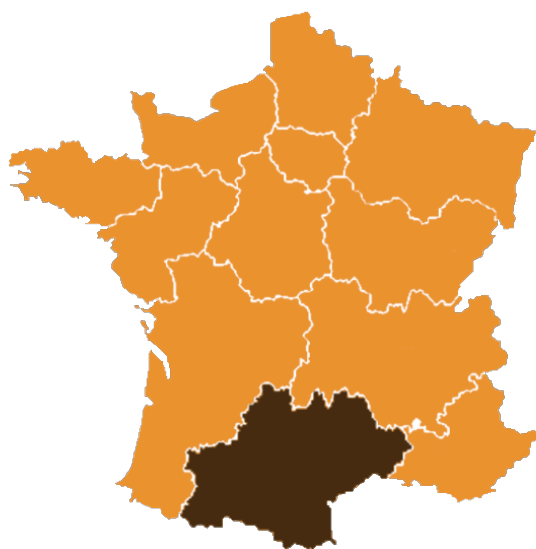
Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	7
Price	€369,000

Key Information

Internal Area:	232.61 sqm
Number of Fireplaces:	1
Property Features:	
• Swimming pool	
Swimming Pool?	Yes

Location: Occitanie



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