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## Character village house with a garden and parking

**Bram** , **Aude** , **Occitanie**



**€399,000**

**inc. of agency fees**

**5 Beds   2 Baths   221 sqm   531 sqm**

Discover this magnificent historic house built in 1662 with half-timbered facades, French ceilings and exposed beams set in the heart of an authentic village of the Aude.

### At a Glance

**Reference**   MFH-MSA85174

**Near to**   Carcassonne

**Price**   €399,000

**Bed**   5

**Bath**   2

**Hab.Space**   221 sqm

**Land**   531 sqm

**Pool**   No

**Land Tax**   €1550.00

### Property Description

Set in the heart of a charming village, this stunning 17th-century house, built in 1662, captivates with its unique character and timeless appeal. Featuring half-timbered facades, French ceilings, and beautiful exposed beams, the property offers 221 sqm of living space on a fully fenced 531 sqm plot, complete with a garden and two parking spaces.

The location is ideal, with shops and services nearby, just 7 minutes from Bram's shopping center and approximately 20 minutes from Carcassonne's international airport, Limoux and Castelnaudary in the Aude department of the [Occitanie region](#).

This characterful home spans three levels, each blending historic charm with modern comfort. The ground floor welcomes you with a beautiful entrance showcasing wooden ceilings, leading to a spacious and bright living room with access to a panoramic loggia that provides breathtaking views of the Lauragais region.

The dining area features a traditional fireplace, perfect for cosy evenings, while the separate kitchen has a cooking piano. An additional living room can easily be converted into a 5th bedroom. The ground floor also includes a master suite with a bathroom, an additional bedroom and a toilet.

*In the basement level*, you'll find an independent apartment with a living room, two bedrooms, and a bathroom, as well as a storeroom, laundry room, boiler room, and additional storage space. The top level, known as "Le Grenier," currently serves as a painter's studio and offers endless possibilities for creative use.

The property is well-equipped with modern amenities, including a new heat pump, a lush garden, and a vegetable patch. The floors are adorned with tiles and intricate woodwork, and the roof is in excellent condition. Additionally, there is a wooden shelter and a manual gate,

enhancing the property's charm and functionality.

## **The Accommodation**

### **The ground floor**

- entrance : 11.80 sqm
- living room 1 and dining room : 60 sqm
- kitchen with stove : 20.36 sqm
- bedroom 1 : 15.67 sqm
- bedroom 2 and bathroom : 17.75 sqm
- living room 2 or bedroom 5 : 25 sqm
- loggia with nice view : 10.31 sqm

### **The garden level**

- living room 3 : 14 sqm
- bedroom 4 : 15.28 sqm
- bedroom 5 : 15.79 sqm
- bathroom 2 : 6.66 sqm
- storage/heating room/laundry : 27 sqm

### **Top Floor**

- painter's attic, can be adapted into living space with some work : 120 sqm

## **Outside**

- garden with wood shed
- vegetable garden
- 2 parking spaces and gate

## The Area and Access

- Carcassonne airport at 20 minutes
- Limoux and Castelnaudary at 15 minutes
- Bram, big village at 7 minutes with many shops and other services, plus market.

*A rare property for lovers of authenticity and calm in an enchanting setting. A must see ...*



### Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Mountain View?	✓

### And Before You Ask

Exposure:	South-west
Condition:	Good general condition
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Good condition
	Connected to mains town system
Drainage:	
Gas Supply:	Gas bottles for cooking
Land Tax:	€1550.00

## Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	2
Price	€399,000

## Key Information

Year Built:	1662
Internal Area:	221 sqm
Land Area:	531 sqm
Floor:	3
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- full of character and history
- nice garden
- amenities close
- nice wood work and wood ceilings
- huge fireplace
- nice terrace with views
- airport at 20 minutes
- parking space in garden

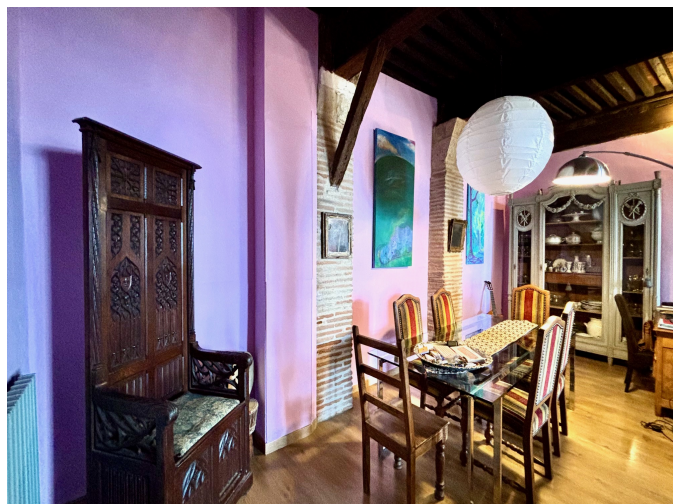
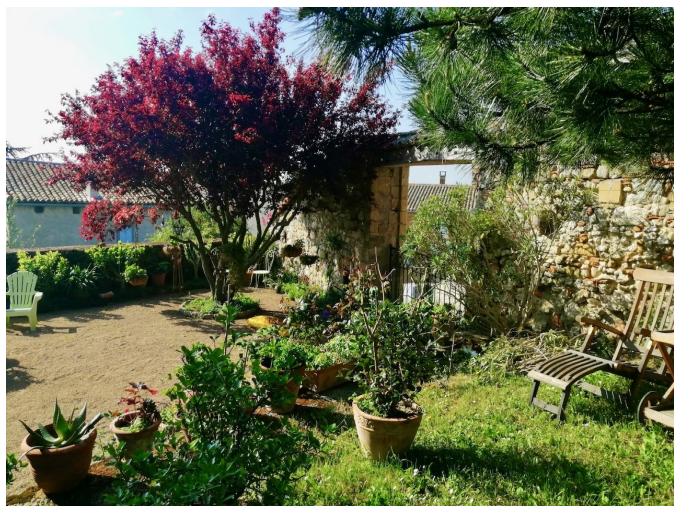
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**





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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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