

[Click to view MFH-MSA89414](#)

Surprising Village House with Rooftop Pool

Cavanac , Aude , Occitanie



€262,000

inc. of agency fees

5 Beds 2 Baths 127 sqm

Looking for a character property you can customise to your taste in southwest France? This unique home with authentic charm is perfect for you!

At a Glance

Reference MFH-MSA89414

Bed 5

Near to Carcassonne

Bath 2

Pool Yes

Price €262,000

Hab.Space 127 sqm

Land Tax N/A

Property Description

Located in the heart of a charming village with shops and amenities just a short walk away, this characterful stone-built house offers 127 sq.m of living space across two levels, plus numerous additional areas ripe for conversion. Imagine transforming these spaces into a guest house, game room, office, workshop, or whatever suits your lifestyle. The location is ideal, just 7 minutes from Carcassonne, 5 minutes from a renowned golf course, and 10 minutes from the Medieval City.

The ground floor features an entrance hall, one bedroom, two additional rooms perfect for offices or extra bedrooms, a shower room, a separate WC, a laundry room, a cellar, and generous storage spaces. *Upstairs*, you'll find a friendly kitchen and dining area, two bright living rooms, and a summer kitchen on a covered rooftop terrace with a built-in BBQ.

Outside, a concrete pool (8 x 3.60 m) sits on a Tropezian-style terrace with stunning views of the Montagne Noire. There's also an additional room above one of the garages, ready to be converted into a gym, guest room, playroom, or more.

This property boasts a heat pump heating system, vermiculite (cork) insulation, a double-sided open fireplace, a shared well, three garages, two private parking spaces, and ample storage.

The Accommodation

The ground floor

- entrance 5.72 sqm
- office or bedroom 1 - 9.39 sqm
- bedroom 2 - 12.06 sqm
- independant toilet - 1.47 sqm
- corridor - 7.13 sqm
- bathroom - 5.10 sqm

- bedroom 3 or office - 8.81 sqm
- cellar - 6.59 sqm

The first floor

- landing - 14 sqm
- living room with double sided open fireplace - 21.25 sqm
- tv room or other - 9.23 sqm
- kitchen - 5.8 sqm
- bathroom - 5.80 with independant toilet
- bedroom 4 - 10 sqm
- bedroom 5 - 8.80 sqm
- spare room or Summer dining room - 10 sqm

Outside

- BBQ area with covered terrace 25 sqm
- easy maintenance
- pool 8X3.6m
- garage 1 - 38 sqm
- garage 2 - 27 sqm
- garage 3 - 21 sqm one could be a work shop
- court - 68 sqm
- 2 parking spaces in the street and private !
- wine cellar - 6 sqm
- other spare room - 32 sqm

The Area and Access

- Center of the village, easy to go to restaurant in château at 1 minute walk
- Carcassonne at 5 minutes with its beautiful golf course
- Carcassonne airport at 12 minutes

While some renovation work is needed, this presents a fantastic opportunity to add value and create your dream home in a prime location.

Environment & Surroundings

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

And Before You Ask

Exposure:	South
Reason for selling:	Familial reasons
Condition of Roof:	Good condition
Drainage:	Connected to mains town system

Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	2
Price	€262,000

Key Information

Internal Area:	127 sqm
Floor:	2
How many	2
Outbuildings:	
Number of	1
Fireplaces:	

Property Features:

- Village house close to amenities
- golf at 5 minutes
- rooftop pool
- lovely terrace and Sun bathing area
- great potential
- parking space

Has a Wine Cellar Yes

Has an Office / Study? Yes

Has a Terrace? Yes

Swimming Pool? Yes

Has ADSL/Broadband? Yes

Location: Occitanie



Gallery









As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved