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## Old 19th Century Mill with views

Rouffiac-d'Aude , Aude , Occitanie



€785,000

inc. of agency fees

6 Beds 3 Baths 196 sqm 1.82 ha

19th century windmill (187m2)  
with guest house (71m2),  
swimming pool, garage and 1.82  
hectares of grounds with  
panoramic views.Main...

### At a Glance

<b>Reference</b>	MFH-MPADOP0243	<b>Near to</b>	Rouffiac-d'Aude	<b>Price</b>	€785,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	196 sqm
<b>Land</b>	1.82 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

19th century windmill (187m<sup>2</sup>) with guest house (71m<sup>2</sup>), swimming pool, garage and 1.82 hectares of grounds with panoramic views.

Main house (187 m<sup>2</sup>)

Ground floor: Kitchen (15m<sup>2</sup>), dining room (15m<sup>2</sup>), sitting room with fireplace (52m<sup>2</sup>), bedroom 1 (14m<sup>2</sup>), large bathroom (14m<sup>2</sup>), cellar (12m<sup>2</sup>) with separate access, WC and storage room.

First floor: 4 bedrooms (18m<sup>2</sup>, 18m<sup>2</sup>, 16m<sup>2</sup>, 9m<sup>2</sup>) and family bathroom.

Apartment: (71 m<sup>2</sup>) Living room (29m<sup>2</sup>) with open-plan kitchen (8m<sup>2</sup>), bedroom (13m<sup>2</sup>), bathroom (8m<sup>2</sup>) and conservatory (9m<sup>2</sup>). It has a separate enclosed garden.

Outside: South-facing swimming pool (8m x 4m) and terrace, summer kitchen, additional garden terraces, workshop (14m<sup>2</sup>) and windmill ruins.

The immediate garden is enclosed but the surrounding land also belongs to the house and totals 1.82 hectares and could be a good area for keeping horses.

Location: A private driveway leads to the house which is surrounded by sunflower fields and vineyards. The local village is within walking distance and has a baker and post office. Just 10 minutes from the historic town of Carcassonne, which has an airport, and 15 minutes from the lively town of Limoux. The Mediterranean coast, the Pyrenees and Toulouse are about an hours drive away.

This house has no neighbours and wonderful views - it is completely private, yet close to the village and to Carcassonne and Limoux. It offers flexibility in terms of rental or extended family ownership.

### Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	3
Price	€785,000

### Key Information

Internal Area:	196 sqm
Land Area:	1.82 ha

### Location: Occitanie



## Gallery











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**S. and L. BROWN**



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