

[Click to view MFH-MPADOP0243](#)

## 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

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











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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