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Character village house with a garden and parking

Bram , Aude , Occitanie



€430,000

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	€430,000
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
Drainage:	Connected to mains town system
Gas Supply:	Gas bottles for cooking
Land Tax:	€1550.00

Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	2
Price	€430,000

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:

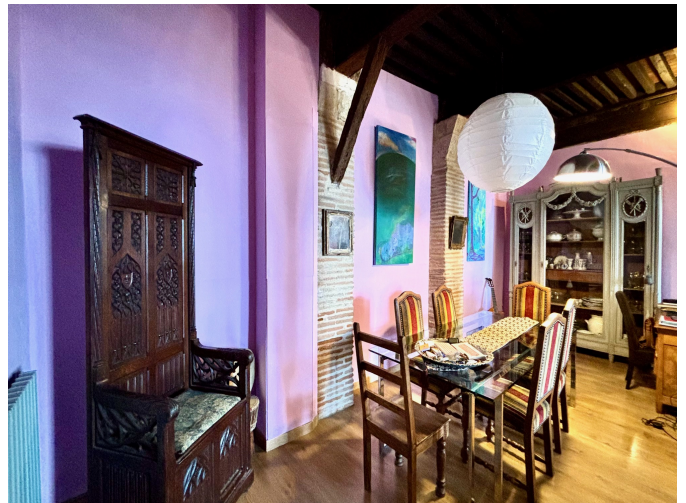
- full of character and history
- nice garden
- amenities close
- nice wood work and wood ceilings
- huge fireplace
- nice terrace with views
- airport at 20 minutes
- parking space in garden

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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