

Beautifully enchanting maison de maître with 3 hectares of land, a pool, and a gîte in the south of France.

EXCLUSIVE



INFORMATION

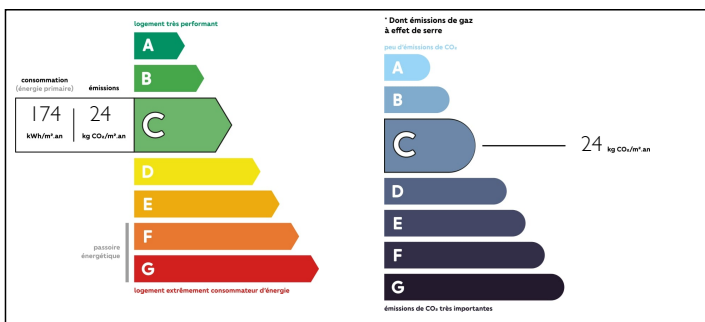
Town:	Carcassonne
Department:	Aude
Bed:	10
Bath:	9
Floor:	617 m2
Plot Size:	31000 m2

IN BRIEF

Located in the south of France, in a peaceful and idyllic environment, and only 5 minutes from Carcassonne you'll find this stunning, fully renovated, 17th century maison de maître (built circa 1680) spread lavishly over 4 storeys with an impressive 3 hectares of land, a chapel, orangery, swimming pool, and an independent 2-bedroom gîte with a private garden. Key in hand and ready to go, this magnificent property is perfect for anyone looking for a full time residence or for someone who is interested in running their own Chambre d'Hôtes, B&B business, or Boutique Hotel. This home feels peaceful and calming as soon as you enter the elegant hall. Harmoniously-decorated throughout, it will suit those looking for a tranquil, but not isolated, lifestyle.

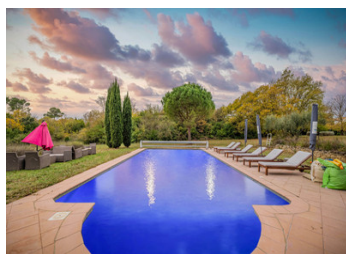


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 8520 EUR

NOTES

DESCRIPTION

The main house features private living quarters on the first and second floors, which allows the owners to have their own space completely separate from guests.

PRIVATE QUARTERS:

The exquisite living room area has been carefully restored while keeping period pieces such as the marble fireplace and extraordinary herringbone parquet floors.

The kitchen (20m²) is perfect for any home chef and features all the amenities including French doors leading to both the living room and dining room.

Ascending the gorgeous spiral staircase to the second floor there you'll find an open office area (15m²) decorated with beautiful, rustic wooden beams as well as a spacious bedroom and a private bathroom featuring his and her sinks.

MAISON D'HOTES :

The first floor of the guest area of the house is made up of a spacious and elegant dining room featuring terracotta tiles and a beautiful marble fireplace. This area is large enough to comfortably host 20 or more guests.

Additionally on this floor you'll find 2 charming bedrooms both with ensuite bathrooms and a shared sitting room perfect for guests to relax and unwind.

Ascending to the second floor of the guest area, you'll find a double suite with its own living room and a large bathroom.

There are 2 more bedrooms, each with their own bathroom and another shared sitting area.

Also, on this floor you'll find a large laundry room to organize all of the...