

Majestic 11 bedroom estate with an indoor swimming pool and 6.5 hectares with a pond in the Black Mountains.

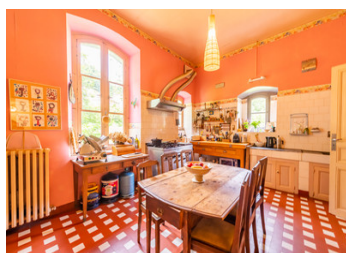
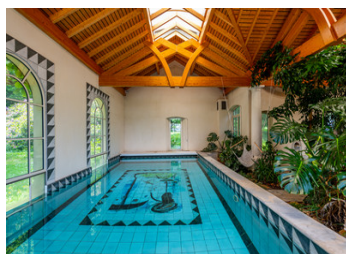


INFORMATION

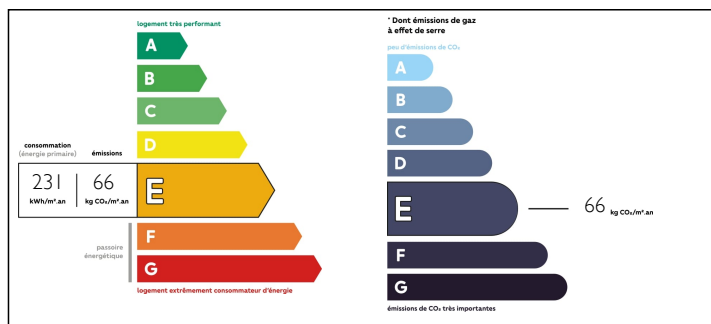
Town:	Fontiers-Cabardès
Department:	Aude
Bed:	11
Bath:	3
Floor:	571 m2
Plot Size:	65000 m2

IN BRIEF

Located in the quaint village of Fontiers-Cabardès in the Black Mountains just 30 minutes North of Carcassonne, you'll find this sensational 570m2 estate loaded with character in a peaceful and private location. It features an indoor swimming pool for year-round enjoyment, a spa, and even a beautiful view of the Pyrenees. This property is one of the last of its kind in this area and features endless outdoor space made up of established gardens and a sun-drenched pond, perfect for swimming in the summer months. Located close to town, you'll be able to walk to the local shops, café, and restaurants from here.



ENERGY - DPE



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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: 6000 EUR

NOTES

DESCRIPTION

Upon entering this estate, you'll be awe-inspired by the beautiful landscape loaded with dozens of species of mature plants and trees spread lavishly over 6.5 hectares of land. There is a mammoth sized outbuilding with enough space for storing several vehicles, tractors, and other materials. The pond is just a stone's throw away from the house.

The house itself features an enormous 200m² terrace, excellent for outdoor entertaining. There is a bar (15m²) on the main floor that leads to the terrace as well.

Entering the main doors of the property, on the ground floor you'll be welcomed into a large hallway (25m²) with a simple and symmetrical layout. The first living room (20m²) has gorgeous herringbone parquet floors, high ceilings, and large windows allowing for plenty of light and a stunning view of the park.

The (22m²) dining room also features beautiful wooden floors and a lovely fireplace and a south-facing view of the park.

Also on this floor, you'll find a spacious (22m²) kitchen with a (10m²) scullery. There is a (18m²) storage room that could also be an office or bedroom and a WC with a sink (4m²).

The main feature of this property is its one-of-a-kind indoor tropical garden with a refreshing swimming pool surrounded by windows and a vaulted ceiling with gorgeous wooden beams. The pool has a retractable cover making it easy to open and close when needed. Imagine inviting...