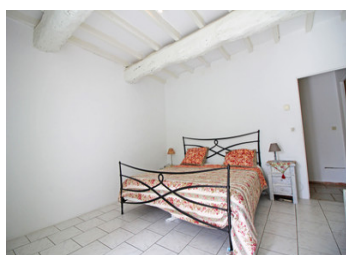


Stunning hilltop property with swimming pool. Gîte or B&B potential and amazing views.



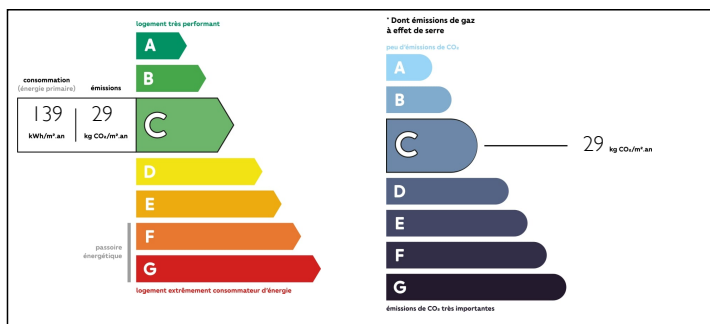
## INFORMATION

Town:	Sainte-Camelle
Department:	Aude
Bed:	9
Bath:	6
Floor:	360 m2
Plot Size:	15000 m2

## IN BRIEF

This stunning stone house offers countless possibilities for anyone looking to enjoy life in this beautiful part of France. Boasting 360 degree views of the surrounding hills and the distant mountains, a large mature garden and pool provides plenty of possibilities to enjoy outdoor living. The house has the advantage of 9 bedrooms, including 5 suites making it ideal for a bed and breakfast or gîte opportunity. There are plenty of traditional features to be found in the sympathetically renovated living areas and a large attic space offers further development possibility, depending on your needs.

## 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: 3000 EUR**

## NOTES

## DESCRIPTION

On the hill above the little village of Sainte Camelle, this impressive stone farmhouse sits in the centre of 1.5 hectares of land with mature trees and its own pond. A large pool with views to the mountains is the ideal place to relax and soak in the peace and quiet of the countryside.

A bright dining room and modern kitchen provides access into the main part of the house from both sides of the property. To one side is an impressive living room with double height ceilings and a terrace overlooking the pool. Opposite there is a large light-filled bedroom with en-suite bathroom. From the living room a wooden staircase leads to two further bedroom suites, with beautiful exposed stone walls and wooden flooring.

A separate entrance provides access to a second kitchen and dining area, as well as a downstairs bathroom. A traditional staircase leads up to two more good sized bedrooms that could easily be converted into suites if required. Two other bedroom suites are accessible from both sides of the property.

The property boasts even more living space with 3 rooms on the ground floor, currently used as bedrooms, that could be developed into one large living area, multiple bedrooms or a studio.

A large storeroom provides ample space for storage as well as the heating system. Above is a large partially renovated room with a roof that has been recently replaced and beautiful stone walls.

The property is only 50 minutes...