

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



INFORMATION

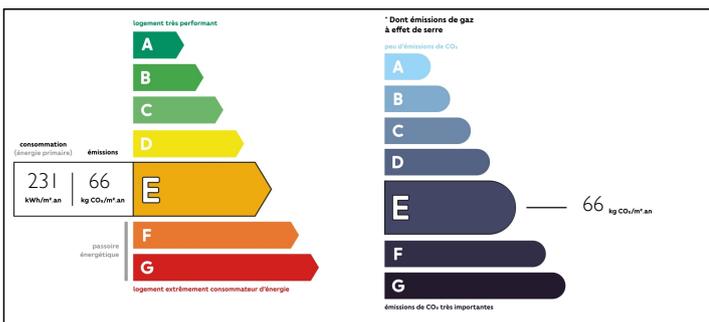
Town:	Fontiers-Cabardès
Department:	Aude
Bed:	11
Bath:	3
Floor:	571 m2
Plot Size:	65000 m2



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



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.



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...

LOCAL TAXES

Taxe foncière: **6000 EUR**

NOTES