

Historic mansion with business potential, set within 90 hectares of uninterrupted views and total privacy



INFORMATION

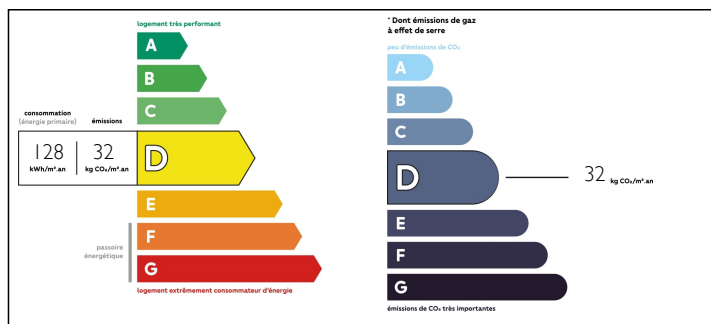
Town:	Roullens
Department:	Aude
Bed:	10
Bath:	8
Floor:	800 m2
Plot Size:	900000 m2



IN BRIEF

Nestled in the hills just beyond Carcassonne, this meticulously restored 18th-century manor, boasting 800 sqm of living and entertainment space, occupies an idyllic position atop a hill within an expansive private estate. The property offers uninterrupted 360-degree views, from the Citadel of Carcassonne to the peaks of the Pyrenees. With eight bedrooms, a suite with separate bedroom, salon and cooking facilities, extensive indoor and outdoor living and entertainment spaces, spacious kitchen, heated swimming pool, tennis court, jacuzzi, and an additional 500 sqm of expandable outbuildings, this lavish private residence also presents an ideal opportunity to create a boutique event venue with private owner's accommodation, in complete seclusion yet within a 20-minute drive from Carcassonne and multiple nearby airports.

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.



NOTES

DESCRIPTION

Originally a vineyard and farm, the property was transformed into a luxury estate, preserving much of its historical charm while introducing new elements such as the grand fireplace in the main reception room. The 89-hectare site provides for long walks, with numerous mountain biking and horse trails. Explorers will encounter fig and olive trees, cherries, nuts, blackberries, linden blossoms, and wild herbs like rosemary and thyme.

Featuring multiple lounges and reception rooms, indoor and outdoor spaces, a 54 sqm kitchen, 18m heated swimming pool, tennis court and jacuzzi, the property has diverse possibilities. Most of the eight bedrooms with ensuite as well as the 2-room suite open onto or overlook the expansive swimming pool.

The 53-sqm dining room can be extended into the adjacent 74 sqm salon, served by a 54 sqm kitchen. An additional 83 sqm reception room offers versatile options for entertainment and recreation. Outdoor spaces include multiple south-facing terraces and an extensive grassed area, all with expansive views of the surrounding landscape. An additional 500 sqm of outbuildings and attics can be further developed. Local zoning regulations would allow the existing building footprint to be expanded by an additional 30% (240 sqm).

This unique residence presents a turnkey opportunity to create a boutique hospitality business. The versatile layout of the premises presents many possibilities, ranging from a lavish residence/family home to a highly versatile event venue with private owner's accommodation.

More details and photos available on request.

Information about risks to which this...