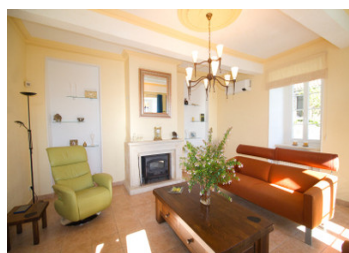


Great find - stunning home in Montagne Noire with spectacular views, woodland garden, premium swimming pool



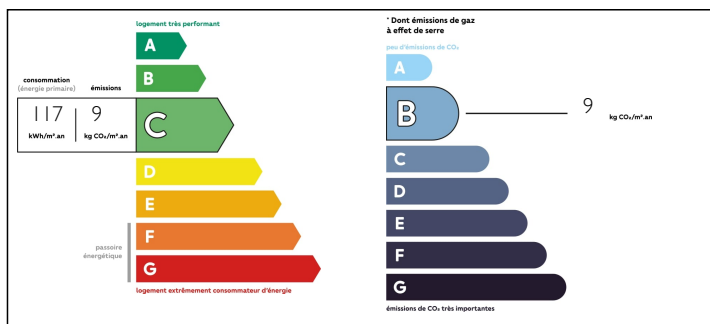
## INFORMATION

Town:	Roquefère
Department:	Aude
Bed:	6
Bath:	3
Floor:	330 m2
Plot Size:	11842 m2

## IN BRIEF

Set in the Montagne Noire, or Black Mountain, of the Aude in the South of France, it is ready to move into. Beautifully proportioned with light and airy rooms, it sits on a hillside above a dramatic valley, less than 30 km from Carcassonne and from Mazamet. Enjoy breakfast on the broad stone terrace as you admire the view and consider a dip in the pool. The kitchen and bathrooms are a joy. The woodland garden includes specimens planted when the house was built in the 19th century, and has been lovingly restored and tended to produce a magical place for strolling, sitting, playing hide-and-seek... Self-sufficient in firewood and irrigation water. Nearby villages offer a small school, restaurants and services. If you feel like a bit of town life, Carcassonne (airport) and Mazamet are each less than a 30-kilometre drive away. Several tourist attractions are close by, including...

## 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: 3384 EUR**

## NOTES

## DESCRIPTION

Handsome and solid, stone-built house dating from the 1850s and cleverly constructed in the perfect spot to make best use of the spring water and microclimate. The views down in the direction of Carcassonne are really breathtaking.

The current owners are entirely self-sufficient in firewood, and the crystal-clear, sweet spring water which feeds the house is managed and regularly tested by the local water authority. It would be very easy to imagine a luxury self-sufficient lifestyle here, with established plots and greenhouse for growing fruit and vegetables, your own forest for a wood supply, fresh clean water from the additional hillside spring to feed the garden and pool for nothing, and the potential for electricity generation using solar, wind or a combination.

If you are looking for something less taxing, then focus on the fact that this house is perfectly presented with nothing left to be done. The pool is a true delight, with whirlpool area and contraflow function. A little apéritif on the poolside as you enjoy the sun, the view and a refreshing dip before dinner?

Ground floor: enter the spacious hallway for access to the living room and office with shower room on the right, and cosy dining room with high quality Clearview wood-burning stove, and premium Schmidt kitchen on the left. The kitchen includes a brick-built pizza oven and offers access to a small side terrace.

Curving staircase leads up to the 1st floor where the light-filled and airy hall opens to two large...