

6-hectare estate near Carcassonne with panoramic views, fruit orchards, 3 homes, and endless potential.

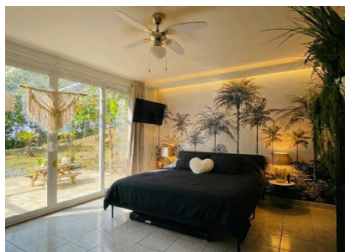


INFORMATION

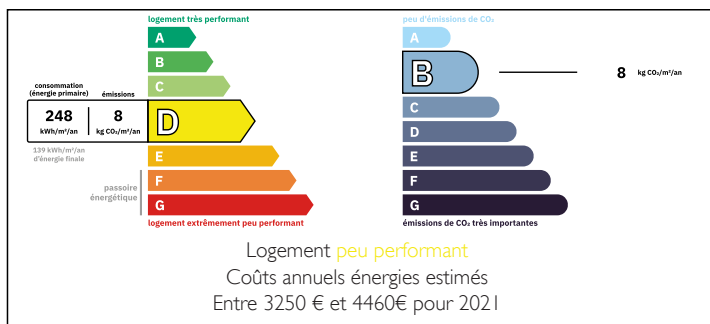
Town:	Alairac
Department:	Aude
Bed:	0
Bath:	0
Floor:	400 m2
Plot Size:	70000 m2

IN BRIEF

This exceptional 6-hectare estate, located just 10 minutes from Carcassonne with stunning views of the Montagne Noire and surrounding vineyards, features extensive grounds, forests, and several outbuildings. Already set up for gîte or bed and breakfast activities, it offers numerous possibilities, such as a restaurant, animal park, or peaceful retreat. With easy access to local amenities, hiking trails, and proximity to the airport, this estate presents a rare opportunity for various projects..

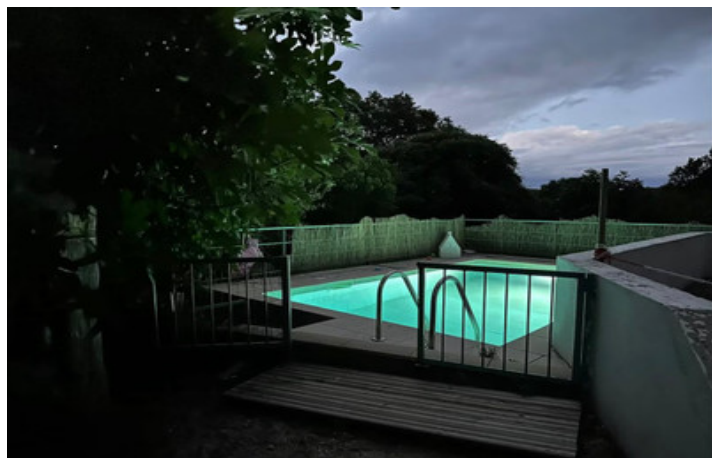


ENERGY - DPE



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

This extensive estate spans over 6 hectares (more than 60,000 m²) and features more than 100 fruit trees, including apple, pear, apricot, and peach trees. The property also boasts two oak truffle forests, a vast plain, and stunning views of the Montagne Noire, the AOP Malepère vineyards, and the Corbières. Located just 10 minutes from the city of Carcassonne, the estate offers a peaceful and picturesque setting.

The estate includes a large longère divided into three separate homes, totaling over 450 m². Each home features spacious living areas, bedrooms, and modern amenities, including terraces with scenic views. Additionally, the property has an 80 m² garage with a high ceiling, several terraces, two swimming pools, various outbuildings, and a log cabin with its own facilities. The estate is also equipped with fireplaces and wood-burning stoves, and a rainwater collection system with a capacity of 27,000 liters for irrigation. With its multiple access points and potential for various projects, such as a bed and breakfast, restaurant, or animal park, this estate offers endless possibilities in a serene location just minutes from Carcassonne.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES