

Character Stone Property with Gîte Potential in Villepinte

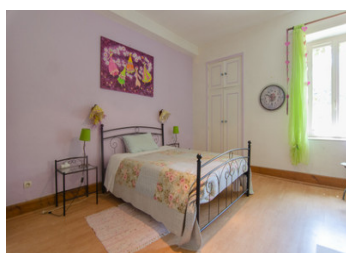


INFORMATION

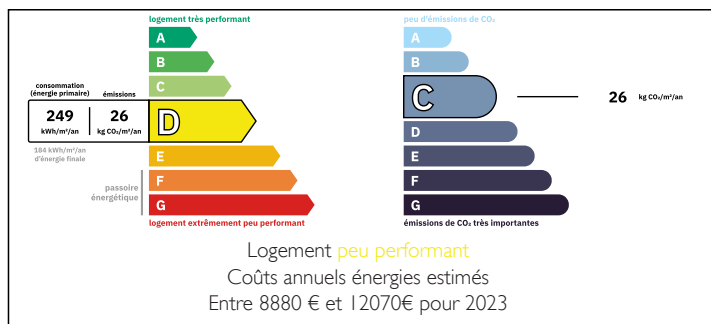
Town:	Villepinte
Department:	Aude
Bed:	11
Bath:	7
Floor:	450 m2
Plot Size:	4190 m2

IN BRIEF

Located between Castelnaudary and Carcassonne, in a village with access to the Canal du Midi, this historic stone property offers charm, space, and great potential. Set in an peaceful position with south-facing garden, it includes a spacious main home and two additional dwellings that could be used as gîtes or guest accommodation. The buildings, dating back to the 12th century, sit on a beautifully wooded 4190 m² plot with a swimming pool. While the property requires some renovation, it presents an exceptional opportunity to create a unique home or income-generating business. Just minutes from local amenities including a health centre, supermarket, bakery, pharmacy, and restaurant, and only 20 minutes from Carcassonne airport, this is a rare chance to invest in a character-filled property in a sought-after location.

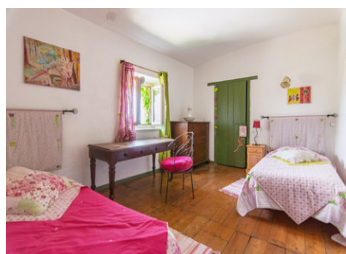


ENERGY - DPE



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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: 3250 EUR

NOTES

DESCRIPTION

Brimming with historic character and set in a commanding position, this former 12th-century stone building offers a rare combination of space, flexibility, and development potential. Whether you are looking to create a large family residence with guest accommodation, launch a gîte business, or restore a heritage home in the south of France, this property offers a fantastic canvas for your vision.

Currently divided into three separate dwellings—each with private access—the layout allows for various configurations, such as one main home and two gîtes, or a multi-generational setup. The property has not been lived in for some time and does require some renovation, but its charm, setting, and scale make it a unique opportunity.

Set on a 4,190 m² wooded plot with a pool, the home enjoys full south-facing exposure and a lovely view of the garden and trees.

Main Dwelling (approx. 260 m²)

The largest of the three dwellings spans three floors and features:

Ground Floor:

Generous open-plan living and dining room

Spacious kitchen

One double bedroom with ensuite bathroom

Separate WC

Two verandas (approx. 30 m² and 40 m²)

First Floor:

Two double bedrooms

Family bathroom