LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41595CST11 Price: 899 000 EUR

agency fees to be paid by the seller

Beautiful stone Domaine property with three independent gîtes , outbuildings , gardens and swimming pool

EXCLUSIVE







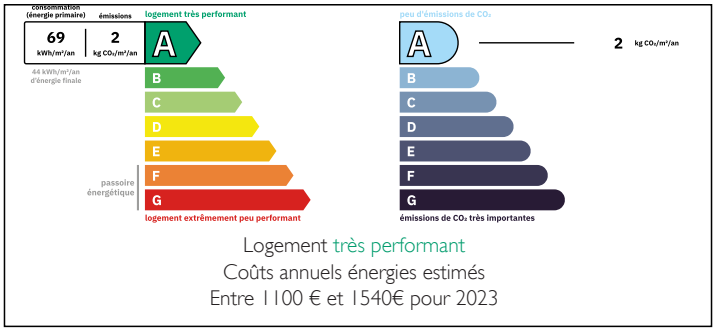








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1100 € et 1540€ pour 2023

INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	6
Bath:	4
Floor:	415 m2
Plot Size:	8900 m2

IN BRIEF

Outstanding private domaine just 10 minutes from Carcassonne, set within 8,900 m² of private grounds. This beautifully restored property offers a characterful main house and three fully independent gîtes.

Bathed in natural light and surrounded by peaceful countryside, the domaine features expansive gardens, a large swimming pool, several outbuildings and shaded terraces, perfect for outdoor living. Each gîte has been tastefully renovated and benefits from its own entrance and terrace, providing comfort and privacy for guests. The main house offers generous living spaces filled with character and charm.

With an **A-rated DPE and solar panels**, the property combines period appeal with excellent energy performance.

Ideal as a spacious family residence with rental

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.

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DESCRIPTION

A Luxury Estate Near Carcassonne With Exceptional Rental Potential

Just minutes from the world-renowned cité of Carcassonne, this refined estate blends elegant living with outstanding income possibilities. You enter the main house 168m2 through a warm and welcoming dining area, enhanced by a contemporary wood-pellet burner that creates an immediate sense of comfort. From here, step into the spacious lounge, where large, handcrafted wrought-iron patio doors act as a dramatic focal point, filling the room with soft natural light and framing the peaceful gardens beyond. This luminous space flows effortlessly into a sleek fitted kitchen — sophisticated and practical. .
On the ground floor, a discreet utility area and guest WC add everyday convenience.

Ascend to the first floor, where a stunning high-ceilinged lounge provides a serene second living area — ideal for reading, relaxing or simply enjoying the atmosphere of the estate. The elegant master suite features a generous ensuite with walk-in shower , as well as a beautifully appointed dressing area . This level can easily be reconfigured to create additional bedrooms, offering excellent flexibility for family living or enhanced rental capacity. Throughout, custom-made storage cupboards add refinement and practicality.

The heart of the estate's revenue potential lies in its three independent and beautifully furnished gîtes. 106m2, 88m2, 53m2 . Two feature two bedrooms, easily sleeping 4/6 people , while the third offers a charming one-bedroom retreat. Each gîte has its own private terrace and is tastefully decorated to provide comfort and character —...

NOTES

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