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Splendid Maison de Maître with a Park in Aude

Palaja , Aude , Occitanie



€799,000

inc. of agency fees

5 Beds 2 Baths 240 sqm 2300 sqm

Fulfill your dream of living in a charming setting near the Corbières wine growing region, just 15 minutes from Carcassonne. We present you this unique residence balancing prestige and authenticity in the Aude.

At a Glance

Reference	MFH-MSA86883	Near to	Carcassonne	Price	€799,000
Bed	5	Bath	2	Hab.Space	240 sqm
Land	2300 sqm	Pool	No	Land Tax	€3065.00

Property Description

Discover a residence of unique character where prestige meets authenticity in a vibrant village. This property offers convenient access to a retail outlet, gourmet restaurant, and essential amenities, with an international airport and the Carcassonne golf course just a 10-minute drive away.

Set in the picturesque Corbières region, this beautifully renovated Maison de Maître is surrounded by a stunning rocky cirque, creating a serene atmosphere. Behind its charming stone walls lies a peaceful landscaped park filled with Mediterranean flora, a fountain, pond, and barbecue area enhancing the charm, while a sauna and carport provide added luxury and convenience.

Stepping inside, a period staircase leads to two elegant living rooms—one with an automatic fireplace and the other as a music room, along with a refined study. The cottage-style kitchen features a Cornu range and a cosy dining area. The *upper-floor* boasts a stunning master suite with two dressing rooms and a unique bathroom, plus additional bedrooms and a landing with oak beams.

The vast basement includes a fourth bedroom, artist's studio and workshop. This exceptional home is equipped with high-end amenities, including reversible air conditioning and beautiful woodwork.

The Accommodation

The ground floor

- entrance - 1.99 sqm
- hall and hallway - 14.76 sqm
- living room 1 with fireplace or another bedroom 6
- office and library or another bedroom 5
- principal living room - 29 sqm
- fully fitted kitchen and dining room - 30.50 sqm

The first floor

- landing with beams - suite 1 and shower room - 22.50 sqm
- bedroom 2 - 13.75 sqm
- master bedroom with two dressings, sauna room and bathroom - 57.24 sqm

The garden floor

- workshop - 16 sqm
- painting workshop - 16.62 sqm
- laundry room and cellar - 11.50 sqm
- hall and corridor with direct access to garden - 17 sqm
- bedroom 4 16.18 sqm
- toilet and wash marble pink basin - 3 sqm

Additional Information

- Basin and water fall
- double stone stairs
- car port for two cars
- photovoltaic
- bbq area
- wooden terrace
- garden with pine trees and mediterranean plants
- automatic entrance gate all made out of iron

- side iron door for visitors
- pond
- lawn area

The Area and Access

- little shop in village with restaurant at 3 minutes
- First shops at 7 minute drive, same for the [Canal du Midi](#)
- Corbières wine region
- Carcassonne and [airport](#) at 15 minutes drive, same for the international airport
- golf course at 20 minutes

This mansion is located in privileged location, with spectacular views and meticulous finishes.

A rare property to [discover without delay!](#)

Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf	✓
Course?	
Is near the Coast?	✓
Mountain View?	✓

And Before You Ask

Exposure:	South-west
Year of Renovation:	2017
Condition:	Immaculate
Reason for selling:	Property too big / small
Condition of Roof:	Excellent
	Connected
Drainage:	to mains
	town system
Gas Supply:	Gas bottles for cooking
Land Tax:	€3065.00

Summary

Property type:	Mansion
Bedrooms:	5
Bathrooms	2
Price	€799,000

Key Information

Year Built:	19
Internal Area:	240 sqm
Land Area:	2300 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	2

Property Features:

- property in the center of the village with great views from garden
- lovely park
- house totally renovated
- incredible finishings
- super beams on first floor and wood staircase
- massive staircase and fantastic beams on landing and rooms
- original tiling in master bedroom
- fully fitted kitchen

Has a Wine Cellar	Yes
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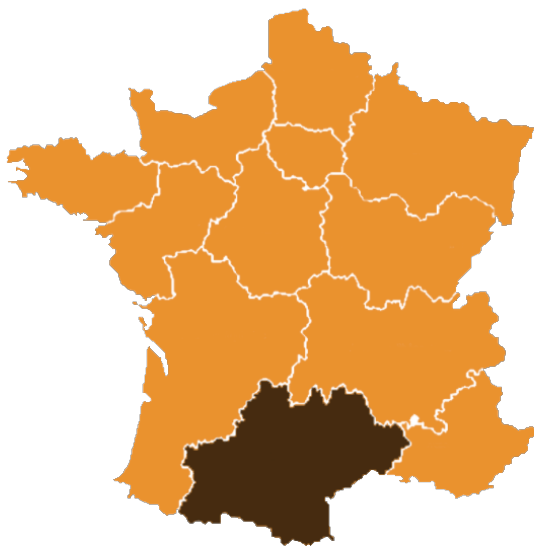
Has an Office /
Study? Yes

Has a Garden Yes

Has a Terrace? Yes

Has
ADSL/Broadband? Yes

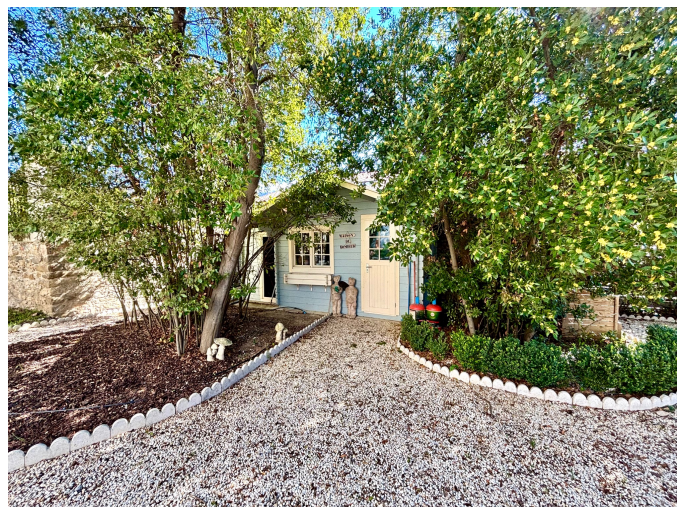
Location: Occitanie



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S. and L. BROWN



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