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Exceptional Estate with Panoramic Views of the Pyrenees and Carcassonne

Carcassonne , **Aude** , **Occitanie**



€1,760,000

inc. of agency fees

12 Beds 8 Baths 809 sqm 89 ha

Perched atop a 89-hectare expanse of uninterrupted greenery, this one-of-a-kind estate boasts panoramic views over the Pyrenees, the city of Carcassonne and its Medieval Citadel and the rolling hills of the Malepère wine region.

At a Glance

Reference	MFH-MSA89750	Near to	Carcassonne	Price	€1,760,000
Bed	12	Bath	8	Hab.Space	809 sqm
Land	89 ha	Pool	Yes	Land Tax	€7000.00

Property Description

Situated atop a breathtaking 89-hectare expanse of lush greenery, this extraordinary estate offers unparalleled panoramic views of the Pyrenees, the historic city of Carcassonne with its medieval citadel, the Montagne Noire, and the rolling vineyards of the Malepère wine region. With over 800 sq.m of luxurious living space and 406 sq.m of outbuildings, this property is a rare gem.

Luxurious Features in a Stunning Setting

The estate boasts a majestic living room that once hosted a gourmet restaurant, perfect for grand entertaining. Enjoy indoor and outdoor dining areas, a professional-grade stainless steel kitchen, and a reception hall ideal for weddings or private events. The elegant suites and separate guesthouse provide ample accommodation, while the wellness area features a pool, spa, and sunny terraces for relaxation. Additional amenities include a gym, a tennis court (needing renovation), stables, and barns. A recently renovated private area offers a perfect primary residence.

Prime Location with Endless Possibilities

Just 12 minutes from Carcassonne and its international airport, the estate is also close to a vibrant village with schools, shops, and transport links. The [surrounding area](#) is rich in cultural and natural attractions, offering historical heritage, hiking, mountain biking, and wine tourism. This property is meticulously maintained and presents further development opportunities to suit your future projects. Possiblity to build 300 sqm more on the big house, there is also another plot 1800 sqm where you can build 300 sqm more.

The Area and Access

- Carcassonne at 12 minutes
- Carcassonne airport at 10 minutes
- Carcassonne golf course at 12 minutes
- shopping center at 12 minutes

A truly rare and exceptional property on the market—a must-see. Contact us to request extra images or to [arrange a visit](#).

Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Schools?	✓
Near to a Golf	✓
Course?	
Mountain View?	✓

And Before You Ask

Exposure:	South
Condition:	Very good
Reason for selling:	Retiring
Condition of Roof:	Good condition
Drainage:	Recent septic tank
Gas Supply:	Gas bottles for cooking
Land Tax:	€7000.00

Summary

Property type:	Farmhouse
Bedrooms:	12
New Home?	No
Bathrooms	8
Price	€1,760,000

Key Information

Year Built:	1880
Internal Area:	809 sqm
Land Area:	89 ha
Floor:	2
How many Outbuildings:	4
Number of Fireplaces:	1

Property Features:

- Very rare property on top of a hill
- 360° views
- possibility to run as B&B
- space for weddings
- lovely pool area
- full of character

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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S. and L. BROWN



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