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Lovely character property with two mills and potential close to Carcassonne

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



€591,100

inc. of agency fees

3 Beds 3 Baths 128 sqm 7370 sqm

Maison de Maître with a finished part, another to renovate and other buildings including 2 mills, set on a large plot, close to the walled medieval city of Carcassonne in Occitanie region in the south of France.

At a Glance

Reference MFH-MSA38216

Bed 3

Land 7370 sqm

Near to Carcassonne

Bath 3

Pool Yes

Price €591,100

Hab.Space 128 sqm

Land Tax €3007.00

Property Description

This very nice property and interesting is composed of a Maison de Maître with a finished part used as a B&B, another part to renovate, two mills and a cellar, lovely pool with covered terrace, sports and leisure room, garages, building land available on property.

The property is located in a peaceful village with a some basic amenities, larger village close and Carcassonne only at 12 minutes with its famous castle and international airport in Occitanie region in the south of France.

THE ACCOMMODATION

The Maison de Maître

- entance - 2.21 sqm
- living room - 36 sqm
- kitchen - 16.59 sqm
- cellar - 5.83 sqm
- first landing and corridor - 11 sqm
- suite 1 - 25 sqm
- suite 2 - 18 sqm
- suite 3 - 25 sqm
- attic - 27.50 sqm
- sport ans sauna room - 56 sqm

Other buildings to renovate

- other side of Maison de maître - 137 sqm
- 2 mills
- garages
- wine cellar - 50 sqm

ADDITIONAL INFORMATION

- BBQ area
- pool with plastic cover and many terraces
- easy maintenance
- land with possibility to build
- air conditioning
- well

THE AREA AND ACCESS

- Carcassonne is at 12 minutes
- Black Mountains at 15 minutes
- village with a school and grocer

The property has been started to be renovated, but there's still a plenty of potential. REDUCED!

Environment & Surroundings

Near Airport/Ferries? ✓
Near to Shops? ✓
Near to Schools? ✓
Public Transport? ✓
Near to a Golf Course? ✓

And Before You Ask

Exposure:	South
Condition:	Renovation project
Heating System:	Central heating (oil)
Reason for selling:	Property too big / small
Condition of Roof:	Recent
Drainage:	Connected to mains town system
Land Tax:	€3007.00

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€591,100

Key Information

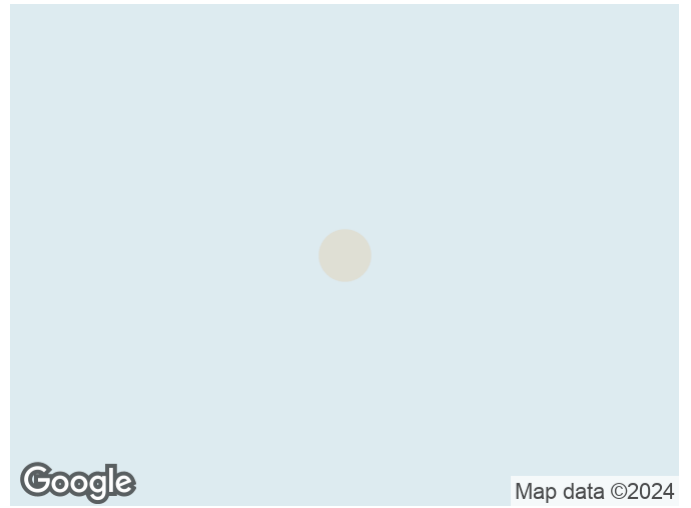
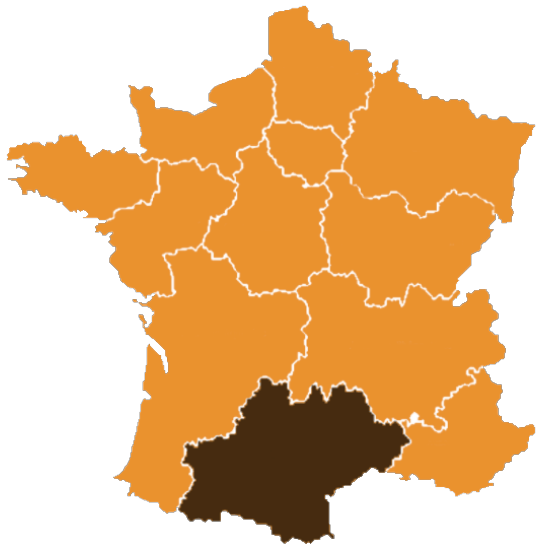
Internal Area:	128 sqm
Land Area:	7370 sqm
Floor:	2
How many Outbuildings:	4
Number of Fireplaces:	1

Property Features:

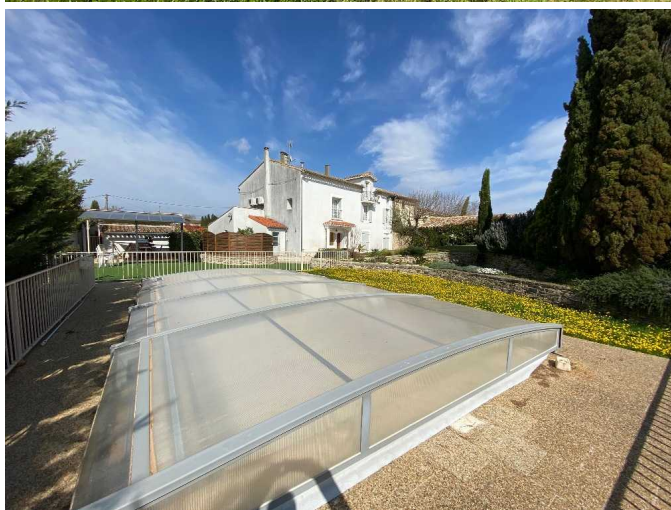
- Property close to Carcassonne with a nice view
- two mills to renovate
- part of the Maison de maître to renovate
- village with amenities and bigger village at 3 minutes
- Nothing to do in finished part
- Nice sport sauna and spa room

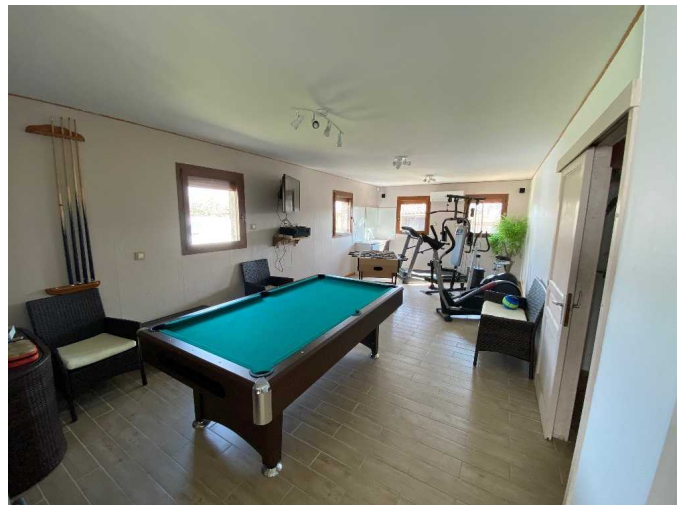
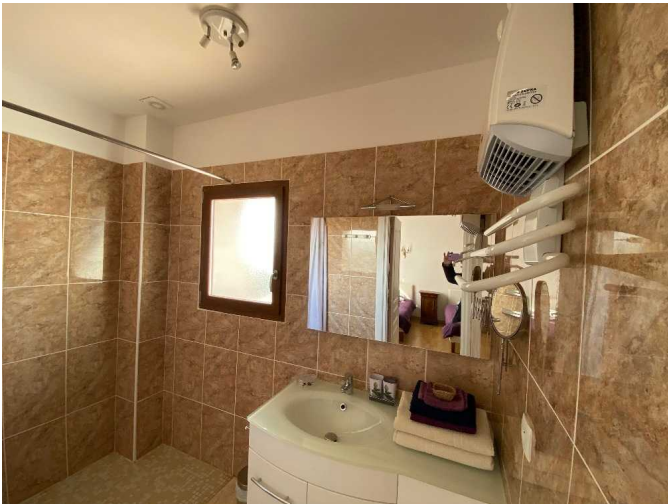
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Occitanie



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