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## Cathar Farm House with 18 ha of land in the Corbieres

Auriac , Aude , Occitanie



**€585,000**

inc. of agency fees

4 Beds    4 Baths    350 sqm    18 ha

Beautiful Farm House with 18 ha of land located the heart of the Cathar countryside in the Corbieres area of the Aude, not far from Limoux, and Carcassonne (Occitanie).

### At a Glance

|                  |             |                |        |                  |          |
|------------------|-------------|----------------|--------|------------------|----------|
| <b>Reference</b> | MFH-VBCAU11 | <b>Near to</b> | Limoux | <b>Price</b>     | €585,000 |
| <b>Bed</b>       | 4           | <b>Bath</b>    | 4      | <b>Hab.Space</b> | 350 sqm  |
| <b>Land</b>      | 18 ha       | <b>Pool</b>    | Yes    | <b>Land Tax</b>  | N/A      |

### Property Description

Beautiful Farm House with 18 ha of land located the heart of the Cathar countryside in the Corbieres area of the Aude, not far from Limoux, and Carcassonne (Occitanie). This French farm house has been completely renovated through the years, the owners (French) have been enjoying their residence for the last thirty years.

This 19th century renovated property of 350 sqm living space plus outbuildings, displays the charm of the old with modern comfort.

## **THE ACCOMMODATION**

### **The ground floor**

- Laundry, workshop, cellars, toilets

### **First Floor:**

- entrance with spacious living room with its chimney and bar, 2 bedrooms with their own bathrooms and toilets (2);

### **2nd Floor**

- 2 large living room and kitchen displaying large wooden beams and stairs, chimney, 2 large bedrooms and their bathrooms, 3 adjoining terraces -10 sqm each and 24 sq.m with BBQ- with direct outside access to the garden and to a big swimming pool equipped with its own paved, shaded terrace;

## **OUTSIDE**

The property comprises an outdoor reception area and sanitary plus garage surrounded with 18 hectares of land and gardens, there's a river close by.

- Swimming pool
- Reception area
- Garage
- River you can swim in or use for other activitiesn part of the property

## **Additional Information**

Auriac is a quiet village at the heart of the tourist area of the Hautes Corbières area hosts a castle of the twelfth century in ruins -which can be visited- and a chapel listed as historical monument.

The nearest large town is Limoux, the walled city of Carcassonne is 45 miles away, and you're one hour drive from the Mediterranean sea.

- 18 hectares of land, property next to a small river (La Grave)
- Limoux –famous for its wines: 47 km
- Carcassonne –the flamboyant walled city-: 75 km

- Perpignan, St Cyprien, Collioure –the Catalan countryside
- 64 km Carcassonne Airport: 59 km / 36 miles, flights to London, Brussels, Edinburg, Dublin, etc.

*Ideal for a large family and/or combine leisure and work activities , bed and breakfast, being in a touristic area with easy access to Carcassonne airport.*

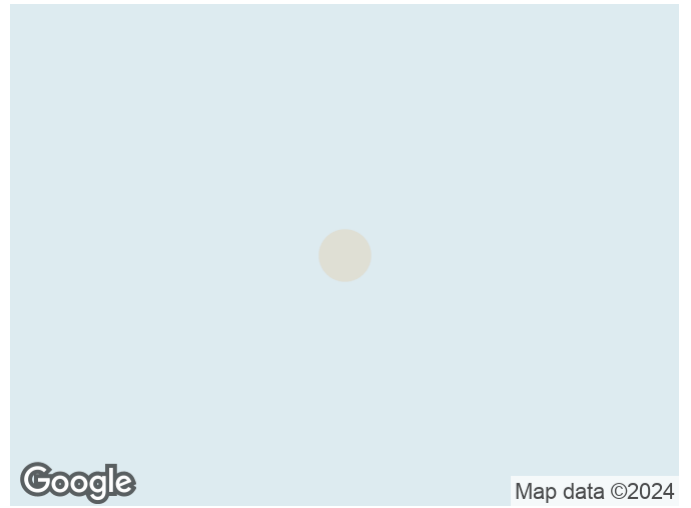
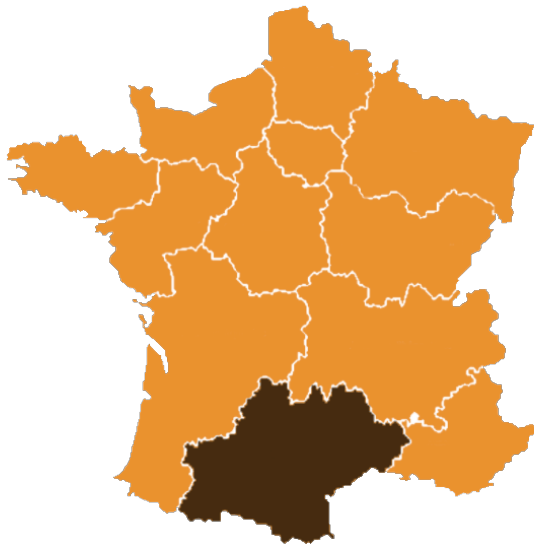
## Summary

|                |           |
|----------------|-----------|
| Property type: | Farmhouse |
| Bedrooms:      | 4         |
| Bathrooms      | 4         |
| Price          | €585,000  |

## Key Information

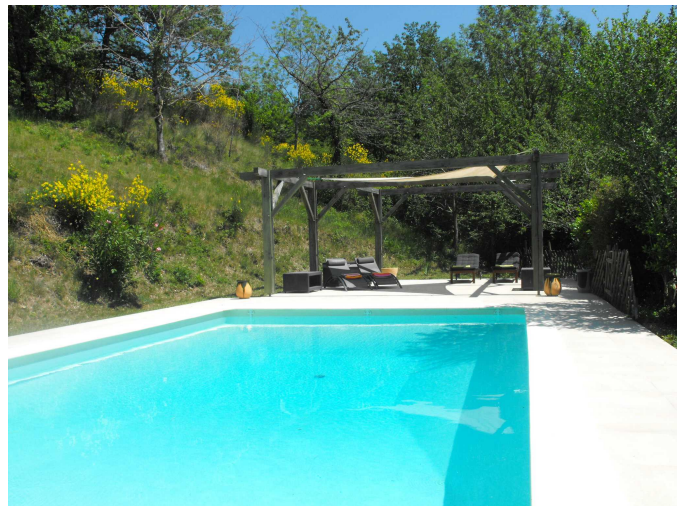
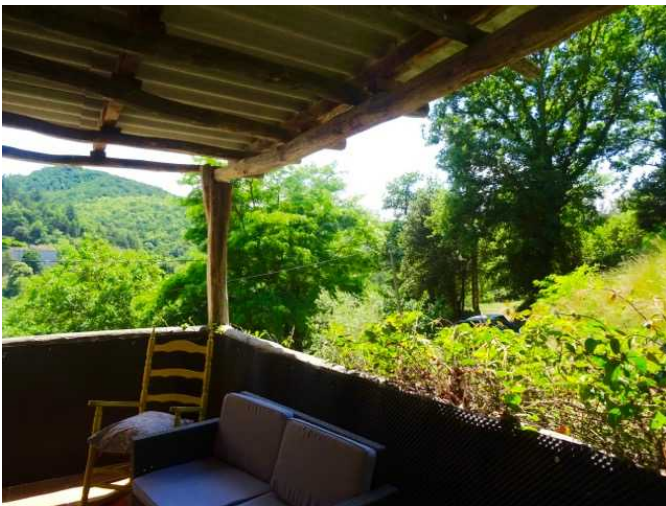
|                        |                  |
|------------------------|------------------|
| Year Built:            | 1800             |
| Internal Area:         | 350 sqm          |
| Land Area:             | 18 ha            |
| Floor:                 | ground floor + 2 |
| How many Outbuildings: | 2                |
| Number of Fireplaces:  | 2                |
| Property Features:     |                  |
| •                      | Aude             |
| •                      | cathar           |
| •                      | land             |
| •                      | farm house       |
| •                      | swimming pool    |
| •                      | river            |
| •                      | france           |
| •                      | south west       |
| •                      | corbières        |
| •                      | carcassonne      |
| Has a Wine Cellar      | Yes              |
| Has an Office / Study? | Yes              |
| Has a Garden           | Yes              |
| Has a Terrace?         | Yes              |
| Swimming Pool?         | Yes              |
| Pool House?            | Yes              |
| Has Air Conditioning?  | Yes              |
| Has Satellite TV       | Yes              |

**Location: Occitanie**





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