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Estate near Carcassonne

Montréal , Aude , Occitanie



€1,800,000

inc. of agency fees

8 Beds 6 Baths 548 sqm 22.91 ha

Private estate consisting of a large modern house with separate studio apartment, 3 bedroom farmhouse, large office, garages, workshops, stables, swimming pool, paddocks, and 229,116m² of land. Accessed...

At a Glance

Reference	MFH-MPADOP0109	Near to	Montréal	Price	€1,800,000
Bed	8	Bath	6	Hab.Space	548 sqm
Land	22.91 ha	Pool	No	Land Tax	N/A

Property Description

Private estate consisting of a large modern house with separate studio apartment, 3 bedroom farmhouse, large office, garages, workshops, stables, swimming pool, paddocks, and 229,116m² of land. Accessed via a private drive, this property is completely secluded with the most amazing views and just 30 minutes from Carcassonne

House 1 - 548 m2

Built in 1970's, this modern, light and spacious house has all the creature comforts of modern living, with the most spectacular views

Ground floor:

Large equipped kitchen, snug with log burner, family dining room, large living area with log burner, 3 very large bedrooms, each with en-suite bath/shower rooms.

Lower level:

Master suite with bathroom, gym and office, home cinema room, utility room, double garage and studio apartment with kitchen and bathroom.

House 2 - Farmhouse 262m2

Recently renovated to create a fabulous house which has many original features and exposed brickwork.

Ground floor:

Kitchen, dining space, living area and utility room.

First floor:

3 large bedrooms, one with beautiful en-suite plus a family bathroom.

Additional:

In addition to the two houses, there is a large garage, artist studio/workshop, large office with WC and stables for 2 houses.

Outside:

The house is accessed by a private drive with has an entrance gate for security. Set amongst almost 23 hectares of land, this house is completely private, not over looked and has the most amazing views over the Montagne Noire. The land includes paddocks for horses, stables, terraces, pergolas, an orchard, woodland, fields and more There is a secure pool area with large summer house - the perfect place for spending those summer days. The pool has an electric cover. From the outside dining terraces, it is possible to see La Cité in Carcassonne - and is the best place to watch the 14th July fireworks.

Location:

Completed secluded and private, yet just 10 minutes to all the local amenities and schools in Montréal, including a bakeries, butcher, local shop, restaurants, bar, pharmacy and much more. Carcassonne is just 30 minutes away and the Mediterranean sea, the ski slopes and Toulouse are all just over an hour away There are several good schools to choose from locally too.

This estate would be perfect for an extended family to enjoy, or would equally make a great business opportunity for someone wishing to run a gîte business. The tranquillity and location of this beautiful estate,

have to be seen to be believed

Summary

Property type:	Farmhouse
Bedrooms:	8
Bathrooms	6
Price	€1,800,000

Key Information

Internal Area:	548 sqm
Land Area:	22.91 ha

Location: Occitanie



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