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## Fabulous domaine with 89 ha land in south west France - VIRTUAL TOUR

Carcassonne , Aude , Occitanie



# €1,863,000

inc. of agency fees

10 Beds    8 Baths    809 sqm    89 ha

Fabulous former wine domaine in the middle of an 89 ha of land with fantastic views on the Pyrenees, Carcassonne, its famous Castle, the Black Mountains and the Malepère hills in the Aude.

### At a Glance

|                  |              |                |             |                  |            |
|------------------|--------------|----------------|-------------|------------------|------------|
| <b>Reference</b> | MFH-MSA44286 | <b>Near to</b> | Carcassonne | <b>Price</b>     | €1,863,000 |
| <b>Bed</b>       | 10           | <b>Bath</b>    | 8           | <b>Hab.Space</b> | 809 sqm    |
| <b>Land</b>      | 89 ha        | <b>Pool</b>    | Yes         | <b>Land Tax</b>  | N/A        |

### Property Description

Fabulous former wine and farm domaine in the middle of an 89 ha of land with woods and a few fields, all in one block, with fantastic views on the Pyrenees, Carcassonne, its famous Castle, the Black Mountains and the Malepère hills.

Dominating at 275m, the property offers breathtaking panoramic views; from the north at the city Carcassonne, to the east the mountains of the Corbières and at the south the often-snowy peaks of the Pyrénées mountain range.

The property consists of by several outbuildings all been renovated and around 400 sqm still to develop for future projects. Everything is high quality and the property can be used as a B&B with many reception rooms available.

This estate would be ideal as wedding venue and for private parties as it situated far enough away from the village. There are many high standard, an independent gite, superb living room, party room, great swimming pool area with many spots for sunbathing watching the mountains, tennis court, spa, sport room, barn... It is possible to create other lesiure and sports activities (even private hunting).

## **THE PROPERTY**

### **The MAIN building**

- entrance with large reception space - 70 sqm
- commun living room and massive stone fireplace - 73 sqm
- dining room - 53 sqm and outside eating space
- party room with other stone fireplace - 83 sqm
- sports / fitness room -21 sqm
- large gite - 71 sqm with living room, fully fitted kitchen, bedroom and bathroom
- 5 suites with bathroom or shower room - 25 sqm

### **Other rooms and outbuildings**

- apartments - 160 sqm
- tools and maintenance garage - 88 sqm
- private garage - 40 sqm
- wine cellar - 21 sqm
- attics - 214 sqm
- laundry - 28 sqm
- large kitchen -50 sqm

### **Outside**

- large Swimming Pool (18m X 5m)
- spa house and spa
- easy maintenance
- lots of pine trees and mediterranean plants
- parking for many cars
- tennis court - ground needs refreshing

- 89 ha of land, possibly suitable for private hunting

## **Additional Information**

- huge kitchen
- could be used as gite and B&B
- possible wedding / receptions venue
- **VIDEO / tour available on request**

## **The Area and Access**

- nearest village at just 5 minutes
- Carcassonne at 12 minutes
- international airport at 12 minutes, and Toulouse not too far
- quality 18 hole golf course just 15 minutes away
- many activities : cycling, walking, history spots
- possible to have horseback riding / equestrian activities
- sea side and beaches at 45 minutes
- first ski possibilities at 1h30

***Ideally located less than 15 minutes from the famous city of Carcassonne, its international airport and a golf course. ENQUIRE TODAY!***

## Environment & Surroundings

|                        |   |
|------------------------|---|
| Near Airport/Ferries?  | ✓ |
| Near to Shops?         | ✓ |
| Near to Schools?       | ✓ |
| Public Transport?      | ✓ |
| Near to a Golf Course? | ✓ |
| Mountain View?         | ✓ |

## And Before You Ask

|                    |                     |
|--------------------|---------------------|
| Exposure:          | South               |
| Condition:         | Very good           |
| Condition of Roof: | Very good condition |
| Drainage:          | Recent septic tank  |

## Summary

|                |            |
|----------------|------------|
| Property type: | Chateau    |
| Bedrooms:      | 10         |
| Bathrooms      | 8          |
| Price          | €1,863,000 |

## Key Information

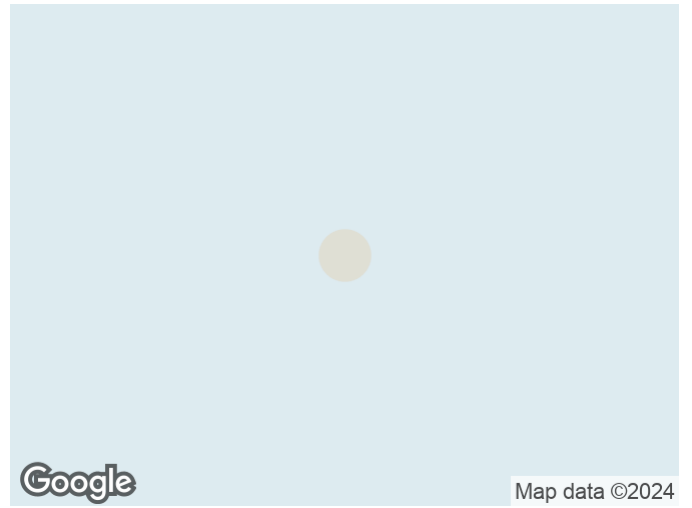
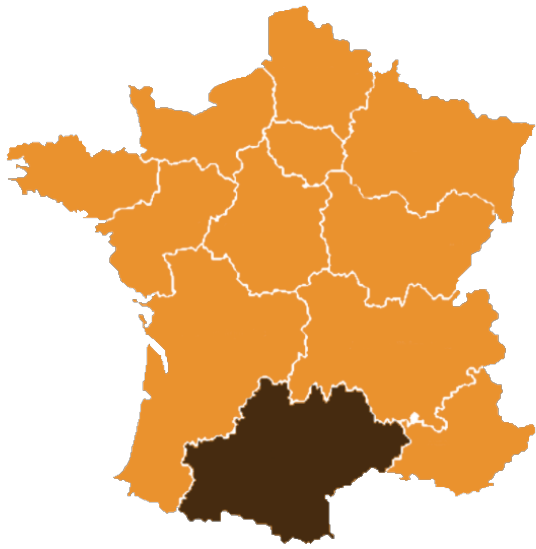
|                        |         |
|------------------------|---------|
| Internal Area:         | 809 sqm |
| Land Area:             | 89 ha   |
| Floor:                 | 2       |
| How many Outbuildings: | 4       |
| Number of Fireplaces:  | 2       |

### Property Features:

- Great views
- lovely pool and spa area
- woods for private hunting
- tennis court
- Hospitality Potential

|                        |     |
|------------------------|-----|
| 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 ADSL/Broadband?    | Yes |

## Location: Occitanie



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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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