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## Maison de Maître full of charm for sale near Carcassonne in Occitanie

Leuc , Aude , Occitanie



**€549,000**

inc. of agency fees

7 Beds   5 Baths   311 sqm   360 sqm

Charming Maison de Maître with a pretty garden operating as guest house / B&B that could be used as a wonderful family house for full time living in sunny Occitanie.

### At a Glance

Reference	MFH-MSA69337	Near to	Carcassonne	Price	€549,000
Bed	7	Bath	5	Hab.Space	311 sqm
Land	360 sqm	Pool	Yes	Land Tax	€3135.00

### Property Description

This charming south exposed Maison de Maître operating as guest house / B&B is ideally located 15 minutes to both Limoux and Carcassonne in the Aude.

Dating from the 1800's, this lovely character maison de maître, offers 310 sq.m of living area with high

standard renovation, luxury rooms, pretty garden and pool, it is currently ran as a guest house with a private apartment on the top level.

Big **bonus**, the house is in the calm part of the village AND has a parking space right in front of it. The village has amenities and services.

## THE ACCOMMODATION

### The ground floor

- entrance and hallway - 11 sqm
- living room - 18.80 sqm
- dinning room with fireplace - 20 sqm
- dinning room 2 more for breakfast - 15 sqm
- kitchen - 19.80 sqm
- summer kitchen
- laundry and heating system
- independent toilet
- front terrace

### The first floor

- suite 1 and shower room - 20 sqm
- suite 2 with 2 bedrooms and shower room - 40 sqm
- suite 3 with bathroom and little private terrace - 32 sqm
- suite 4 with shower room and little living space - 19.40 sqm

### The second floor

- suite 4 with shower room and little living space - 19.40 sqm
- private apartment with 2 bedrooms - 50 sqm
- terrace tropézienne - 20 sqm

## OUTSIDE

- BBQ area
- easy maintenance garden
- small swimming pool
- large garage - 131 sq.m and optional another little garage next to this one.

## THE AREA AND ACCESS

- Carcassonne at 15 minutes
- Limoux at 15 minutes

- sea side and Mountains closeby

*This spacious character property could easily be converted back to a family house.*

## Environment & Surroundings

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

## And Before You Ask

Exposure:	South
Year of Renovation:	2015
Condition:	Immaculate
Heating System:	Wood burner system
Reason for selling:	Retiring
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Gas Supply:	Gas bottles for cooking
Land Tax:	€3135.00

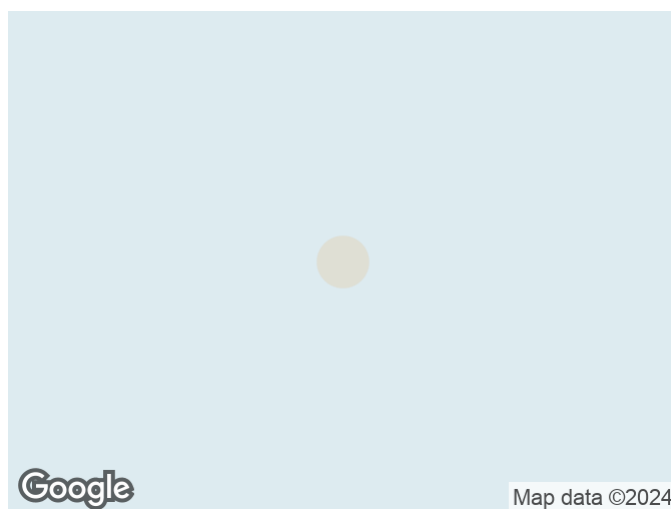
## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	7
Bathrooms	5
Price	€549,000

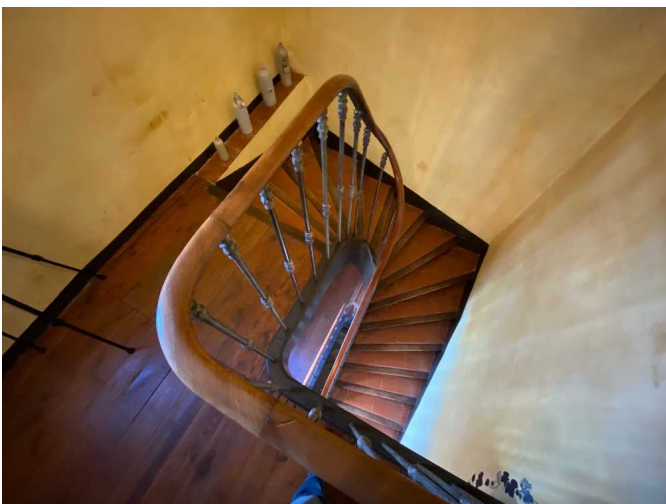
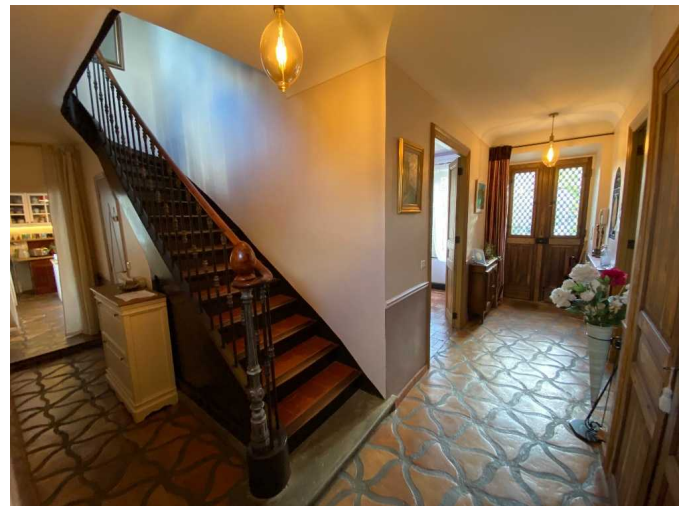
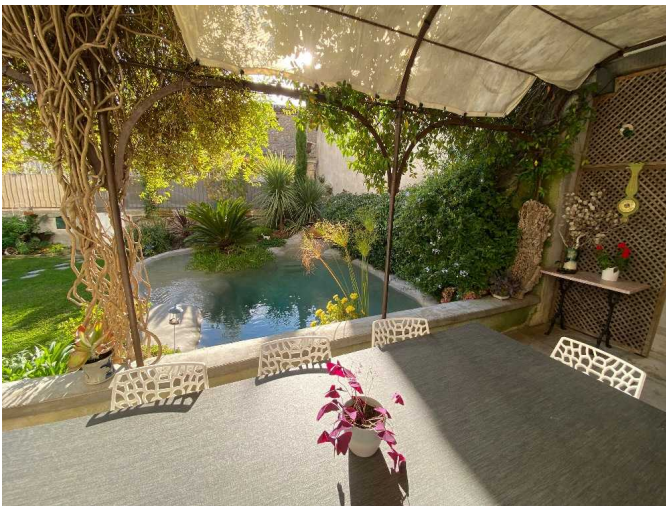
## Key Information

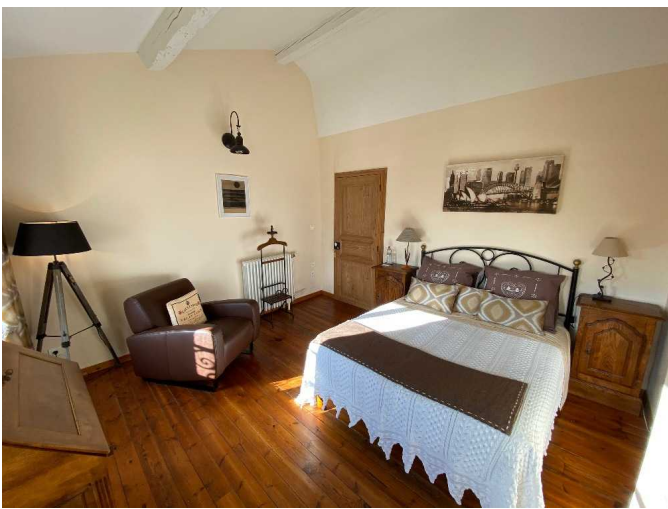
Year Built:	1800
Internal Area:	311 sqm
Land Area:	360 sqm
Floor:	2
Number of Fireplaces:	1
Property Features:	
•	Very cute garden with pool
•	runned actually as a guest house
•	close to Carcassonne and amenities
•	House full of caracter
•	renovated
•	huge garage
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

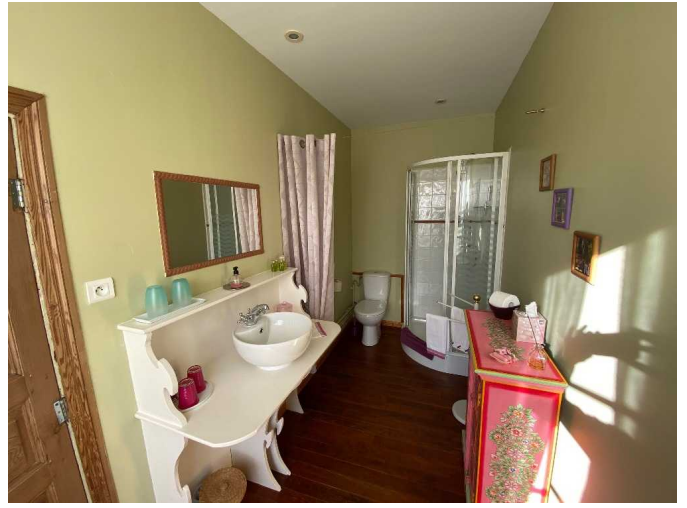
## Location: Occitanie



## Gallery









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