

[Click to view MFH-MSA69337](#)

## 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

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

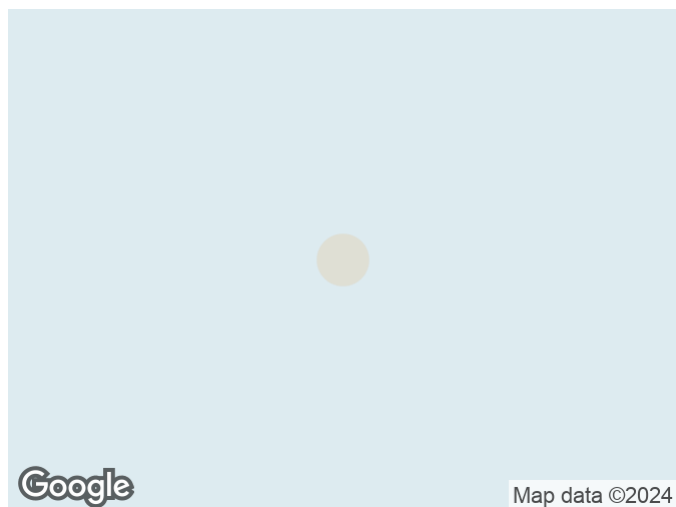
Year Built:	1800
Internal Area:	311 sqm
Land Area:	360 sqm
Floor:	2
Number of Fireplaces:	1

### Property Features:

- Very cute garden with pool
- runned actually as a guest house
- close to Carcassonne and amenities
- House full of character
- renovated
- huge garage

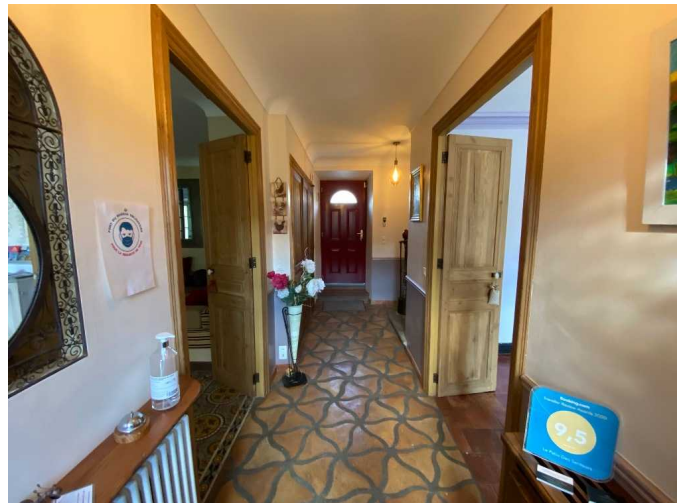
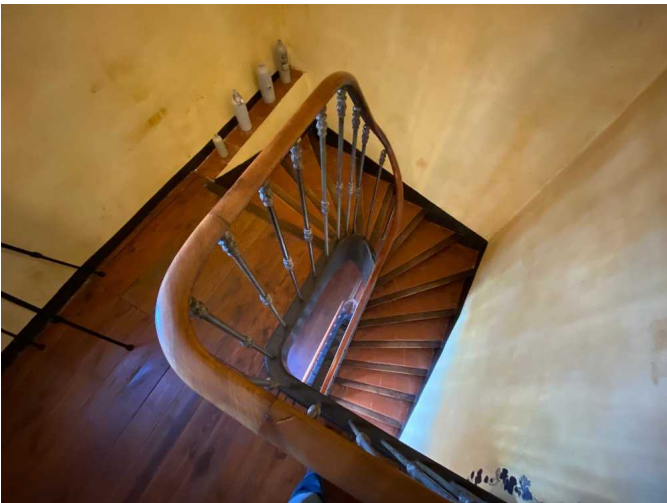
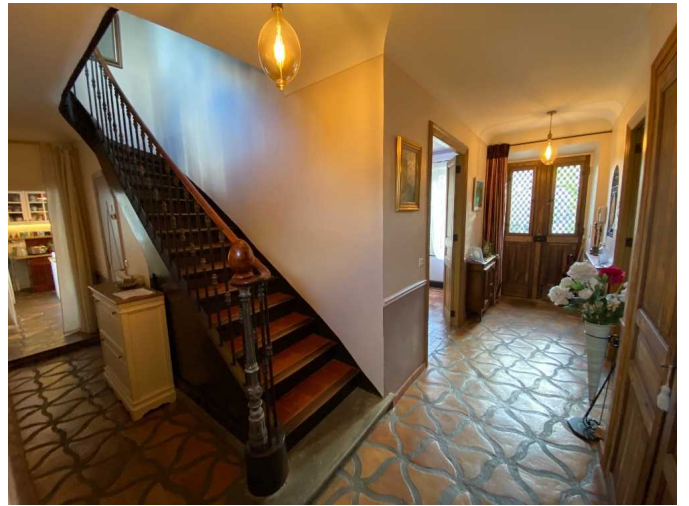
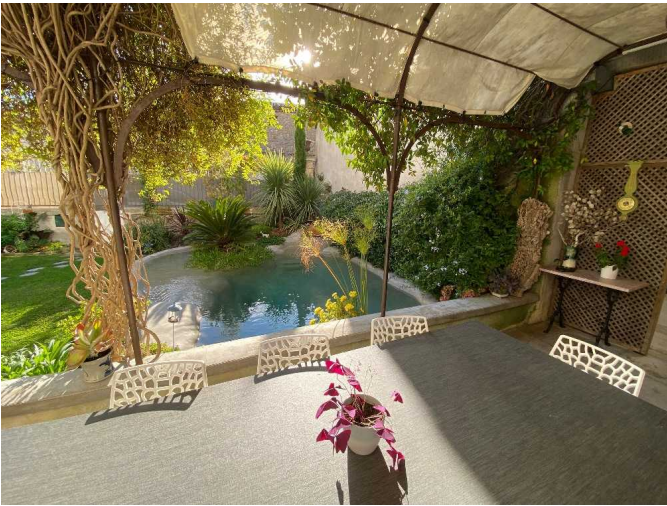
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

## Location: Occitanie

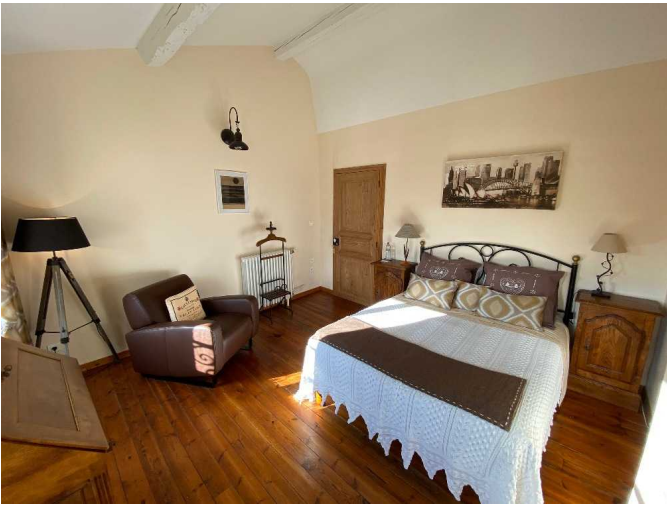




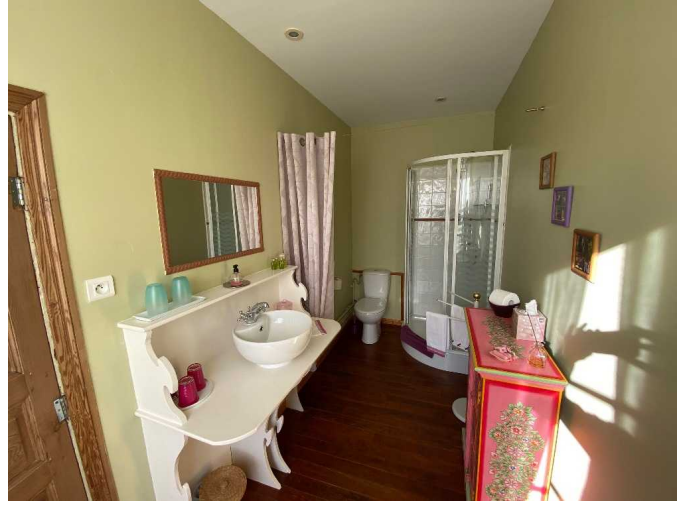
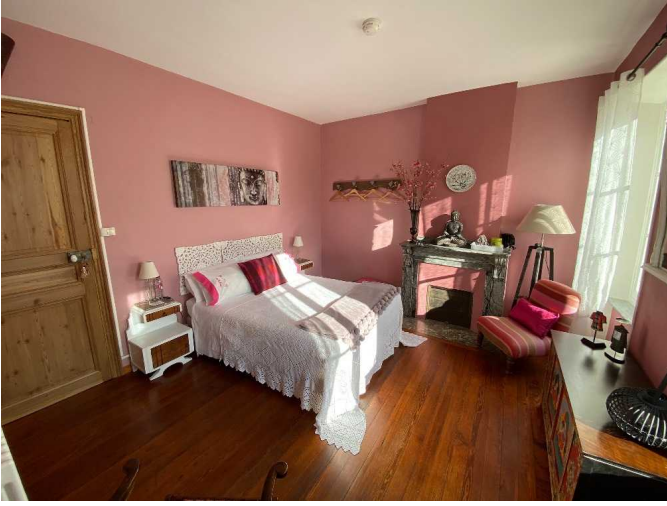
# Gallery















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,  
or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our [buying guide](#), our [french mortgage](#) and [euro currency exchange](#) pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates