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Maison de Maître with a gite and garden with a pool in the Aude

Capendu , Aude , Occitanie



€577,500

inc. of agency fees

7 Beds 3 Baths 314 sqm 475 sqm

Maison de Maître with a gite and garden with a swimming pool in a village of the Aude, just 15 minutes from Carcassonne. GOOD POTENTIAL!

At a Glance

Reference	MFH-MSA50301	Near to	Carcassonne	Price	€577,500
Bed	7	Bath	3	Hab.Space	314 sqm
Land	475 sqm	Pool	Yes	Land Tax	€2700.00

Property Description

Very nice Maison de Maître with a garden (495 sq.m), a pool and a garage located in the heart of the village, close to all amenities and 15 minutes from the medieval walled city of Carcassonne in the Aude department of Occitanie.

The property has been renovated over the years and there is still potential to develop further. The main house has a lovely living room and five bedrooms, one is currently used as an office. The house has comes with a garage which is very useful in a village.

The current owners run it as a gite on one seperate level, with the possibility to have a second gite and create even a third in the workshop. In addition, there are fantastic views from the upper terrace and peace in the garden with no views from neighbours on pool and the sunbathing corner.

The Accommodation

The main house

- entrance - 10.8 sqm
- living room - 20.78 sqm
- dining room - 19.28 sqm
- kitchen _ 12.95 sqm
- office or bedroom 5 - 14.54 sqm

The first floor

- bedroom 1 - 18.69 sqm
- bedroom 2 - 21.98 sqm
- bedroom 3 - 16.96 sqm
- bedroom 4 - 15.7 sqm
- bathroom - 9.07 sqm

Outside

- BBQ area
- pool covered by pvc dome
- lots of plants and few trees

Outbuilding and gites

- workshop - 20.3 sqm
- laundry and storage - 21 sqm
- gite 1 - 50 sqm
- gite 2 to renovate - 50 sqm
- upper terrace - 50 sqm

The Area and Access

- close to all amenties
- Carcassonne and airport at 20 minutes
- Lezignan is just 10 minutes

- Seaside at an hour drive

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓
Mountain View?	✓

And Before You Ask

Exposure:	South
Year of Renovation:	2012
Condition:	Good general condition
Heating System:	Central heating (gas)
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€2700.00

Summary

Property type:	Mansion
Bedrooms:	7
Bathrooms	3
Price	€577,500

Key Information

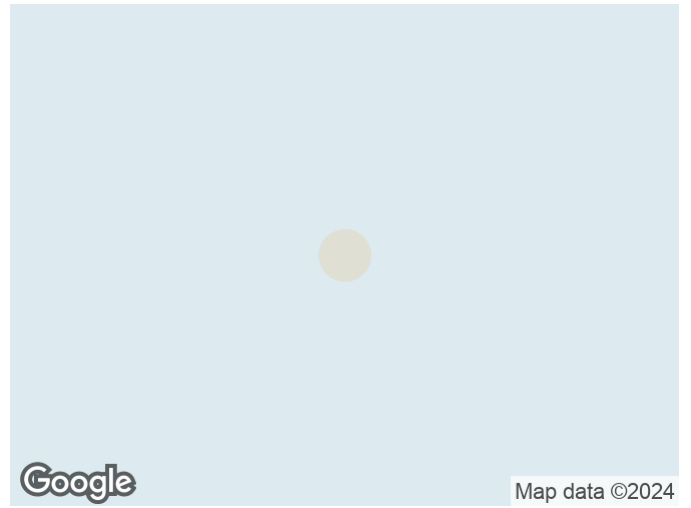
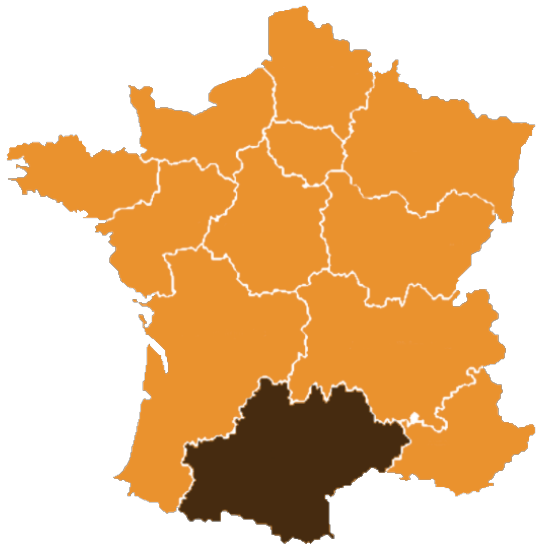
Year Built:	1880
Internal Area:	314 sqm
Land Area:	475 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

Property Features:

- fantastic views
from upper terrace
- close to all
amenities
- very nice private
garden
- huge pool
- one gite
- one gite to
renovate
- house full of
character

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

Location: Occitanie



Gallery







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