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Rare 25-Hectare Wildlife Domaine & Oasis of Natural Beauty (Virtual)

Carcassonne , **Aude** , **Occitanie**



€1,750,000

inc. of agency fees

4 Beds 3 Baths 700 sqm 25 ha

Fabulous Domaine consisting of a single piece of 25 ha of land with wildlife and rivers set in a haven of peace in the Aude (Occitanie). VERY RARE.

At a Glance

Reference MFH-MSA62309

Near to Carcassonne

Price €1,750,000

Bed 4

Bath 3

Hab.Space 700 sqm

Land 25 ha

Pool Yes

Land Tax €4500.00

Property Description

Nestled in the peaceful heart of Aude in southwest France, this remarkable and rare Domaine spans over 25 hectares of fully fenced land, offering a tranquil haven away from prying eyes.

A Stately Manor with Timeless Elegance

At the heart of this haven lies this Anglo-Norman-style Manor. Dating back to 1840 this grand residence spans an impressive 700 square meters, where spacious rooms are adorned with exquisite woodwork and luxurious finishes. The estate is a testament to nature's artistry, boasting a private well, a spring, and a waterfall that gushes with 200 liters per second, a constant flow throughout the year. These natural wonders grace the landscape, nourishing two small lakes.

Beyond the Manor House

Complementing the main house is a series of outbuildings, each with its unique character, including a 17th-century 'cooler' crafted from granite blocks. Shelter your vehicles in the spacious multi-car garage, a 162-square-meter masterpiece with polished concrete flooring. Admire art in the gallery dedicated to paintings or enjoy a swim in the indoor heated swimming pool (10x4) with a 200-square-meter summer kitchen that beckons for al fresco gatherings. Possibility to acquire, in addition, an old castle of the domain, in its period juice, to restore with its outbuildings: house of guard, chapel, etc... in its walled park of 3.5 hectares. This property is attached to the manor enclosure and can form a single unit.

A Symphony of Nature

This estate is set amidst ancient forests, graced by trees that have stood tall for over three centuries. You'll fall in love with this enchanting natural world, where the entire property is encircled by a majestic 'big game' fence, soaring to an electrifying 10 KW across approximately 5 kilometers. The Domaine boasts two grand entrances—one from the North, another from the South—welcoming you to this natural sanctuary. Within these forested realms, sedentary fallow deer find their home, adding a touch of enchantment to this privileged and rare haven.

Possibility to have the property for hunting.

The Mansion

The ground floor

- principal hall - 17 sqm
- first living room with chestnut floor - 30 sqm
- second living room and dining room - 200 sqm
- fully fitted kitchen with granite - 17 sqm
- cellar - 20 sqm
- galery going on to pool - 45 sqm
- inside pool terraces need to be finished - 160 sqm
- Summer kitchen - 25 sqm

The first floor

- corridor - 15 sqm
- library - 17 sqm
- suite with shower room - 33 sqm
- suite 2 with shower room - 17 sqm
- bedroom in tower - 17 sqm
- bedroom 3 - 12 sqm
- bathroom
- dressing - 60 sqm

The second floor

- space for having other bedrooms - 40 sqm
- corridor and room - 150 sqm

Outside and Estate

- forest with trees 300 years old
- river
- waterfall
- property with two entrances and all electric fenced
- 50 reindeers
- old granite ice maker
- possible to purchase a guest chalet (sleeps 10) and extra land with an air strip

The Area and Access

- Carcassonne and airport at 25 minutes / Toulouse less than 1 hour
- close village at 7 minutes with many amenities and services
- lakes closeby

The property is ideally located 20 minutes from the city of Carcassonne, 6 minutes from local shops, Schools and College and health services. Carcassonne international airport is only 25 minutes away and Toulouse airport is 55 minutes.

JUST REDUCED - SERIOUS OFFERS WILL BE CONSIDERED - VIDEO ON REQUEST.

Environment & Surroundings

Near to Shops?	✓
Near to a Golf Course?	✓
Lake or River View?	✓
Mountain View?	✓

And Before You Ask

Exposure:	South
Year of Renovation:	2018
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Recent septic tank
Land Tax:	€4500.00

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€1,750,000

Key Information

Internal Area:	700 sqm
Land Area:	25 ha
Floor:	3
How many Outbuildings:	1
Number of Fireplaces:	1

Property Features:

- Wonderful property in the woods with no neighbours
- all wire fenced
- private waterfall and river
- huge garage
- Granit stone ice maker
- inside pool
- double fireplace
- reindeers in the forest
- potential to create extra bedrooms

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 Air
Conditioning? Yes

Has
ADSL/Broadband? Yes

Location: Occitanie



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S. and L. BROWN



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