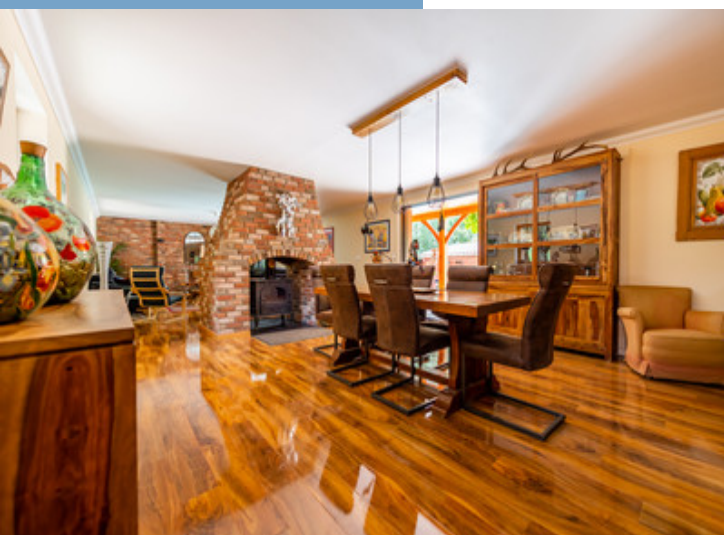
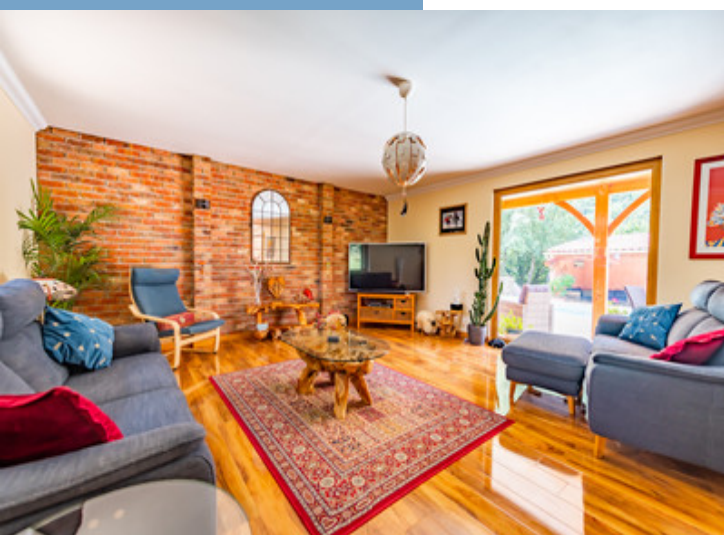




BEAUTIFULLY PRESENTED ESTATE. 2 HOUSES + 2  
POOLS, 2 MOBILE HOMES & CAMPING IN 20HA.  
20KM SOUTH OF CARCASSONNE

BEAUTIFULLY PRESENTED  
ESTATE. 2 HOUSES + 2  
POOLS, 2 MOBILE HOMES  
& CAMPING IN 20HA. 20KM  
SOUTH OF CA...



PROPERTY FACT FILE	
REFERENCE	A22450AGUI I
PRICE	€ 960,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	331 m <sup>2</sup>
LAND	200000 m <sup>2</sup>
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Isolated
TYPE	Gîtes, Country House, Equestrian
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	





- 2 Houses + 2 Swimming Pools + 2 mobile homes
- Stables + training arena
- Estate Farm/Equestrian property
- 20 hectares + Camping + facilities
- Business potential

BEAUTIFULLY PRESENTED  
ESTATE. 2 HOUSES + 2  
POOLS, 2 MOBILE HOMES  
& CAMPING IN 20HA.  
20KM SOUTH OF CA...

Ref : A22450AGU11

This exquisite estate farm and equestrian property located 20 kilometres south of Carcassonne offers a stunning landscape with pastures, a nearby river, and diverse tree species. A unique opportunity for a remarkable lifestyle.

## DESCRIPTIF

Introducing an Exquisite Estate Farm and Equestrian Property, nestled in an idyllic location just 20 kilometres south of Carcassonne. This magnificent property sprawls over nearly 20 hectares of enchanting land, encompassing picturesque pastures for horses, a river just 200 metres away, and a captivating array of tree species, including vibrant green oaks, majestic cypress trees, and enchanting Aleppo pines. Immersed in this natural oasis, you will discover a true haven with three water sources graciously adorning the landscape.

As you explore the estate, prepare to be enchanted by the following remarkable features: The crowning jewel of this property is the exquisite stone-built Main House, designed in a charming Ranch style and offering a seamless single-level living experience. Step into a 90-square-metre open kitchen and living space, adorned with stunning parquet floors and graced by the warmth of a mesmerizing fireplace. This inviting sanctuary boasts a large south-facing sliding glass door and another picture window that embrace breathtaking mountainous views, creating an ambiance of tranquillity and natural beauty. In addition, the living area provides direct access to the refreshing saltwater pool, inviting you to indulge in the delights of outdoor living. The Main House also boasts a 9-square-metre laundry room and a 6.6-square-metre office, catering to your practical needs.

Immerse yourself in the comforts of the first bedroom, spanning 9.6 square metres or retri



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22450AGU11>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

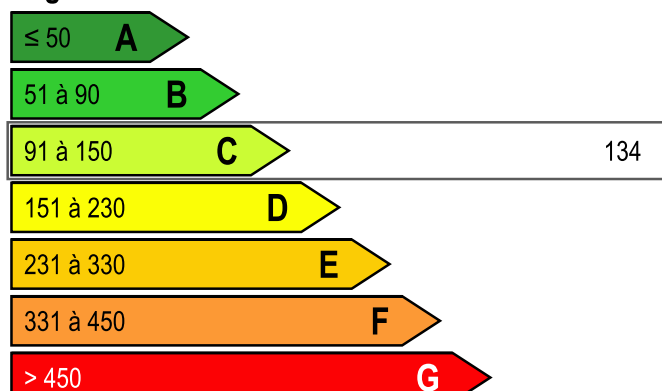
BEAUTIFULLY PRESENTED  
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IN 20HA. 20KM SOUTH OF  
CA...

Ref : A22450AGU11

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

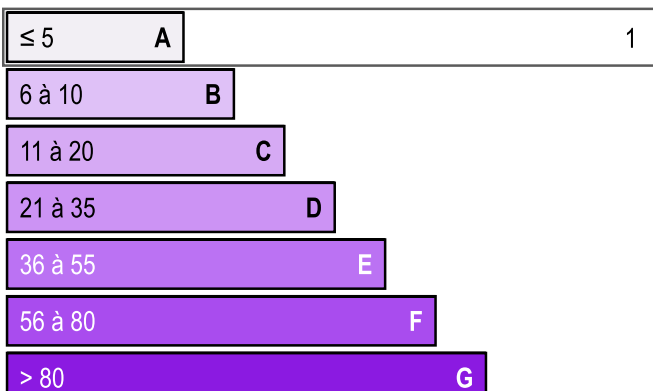
### Logement économe



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### Logement énergivore

### Faible émission de GES



1

### Forte émission de GES

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A22450AGU11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)