



“AN ECO-FRIENDLY HILLTOP ESTATE WITH
ENDLESS POSSIBILITIES – JUST 20 MINUTES FROM
CARCASSONNE”

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PROPERTY FACT FILE	
REFERENCE	A36523LISI I
PRICE	€ 1,600,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	15
BATHROOM	12
ACCOMMODATION	900 m ²
LAND	220000 m ²
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





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Just 20 minutes from Carcassonne, this stunning 22-hectare estate offers complete privacy, panoramic views, and the rare chance to live in harmony with nature — without sacrificing comfort. With around 900 m² of renovated living space, it includes a private home with pool/spa, 7 ready-to-rent apartments, 3 B&B rooms to complete, and

DESCRIPTIF

Tucked away in the rolling hills of the Aude, just 20 minutes from the medieval jewel of Carcassonne, lies a rare and remarkable estate – 22 hectares of pure tranquillity, nature, and southern French sunshine.

Here, you'll find yourself surrounded by silence and sweeping views, with no neighbours in sight, yet within easy reach of historic villages, vineyards and all the charm of the Cathar countryside. This is a place to slow down, breathe deeply, and finally create the life you've imagined.

The estate offers around 900 m² of beautifully restored living space, thoughtfully laid out to combine private living, guest accommodation and flexible spaces for future projects. There's an independent main house with its own pool and spa, seven fully equipped apartments (several already rented long-term), three B&B rooms to finish (major works complete), a shared dining room and kitchen with a large terrace, a garage, pool house, and a 4 x 10 m pool — all overlooking peaceful, unspoilt nature.

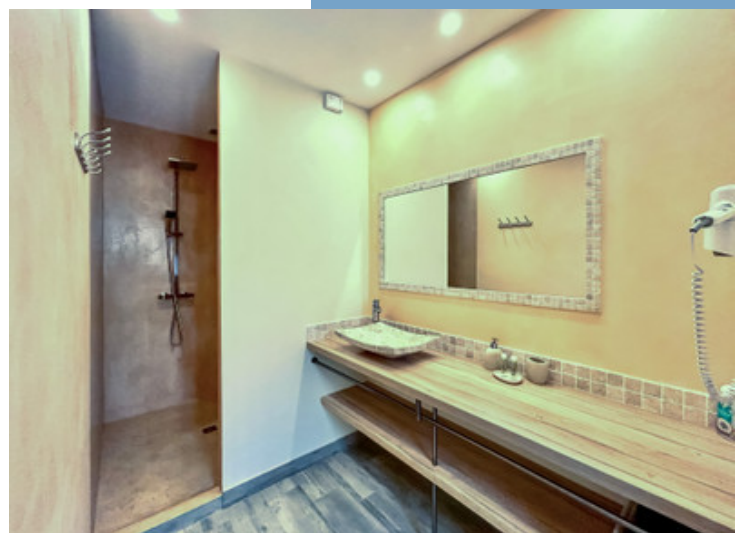
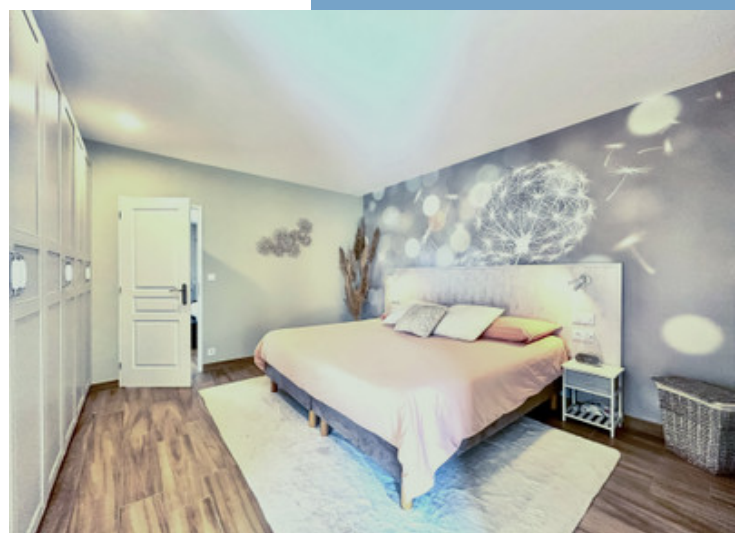
The renovations are of exceptional quality: triple glazing, reinforced insulation, all-new plumbing and electrics, solar panels with battery storage, and a large-scale rainwater harvesting system — a rare example of eco-conscious living that doesn't compromise on comfort. Energy rating: B.

Whether you dream of running a high-end holiday business, creating a multi-generational family estate, or simply living in peaceful self-sufficiency with income potential, this property offer

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36523LISI I>

COMPLETE FILE AND PHOTO ON REQUEST



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

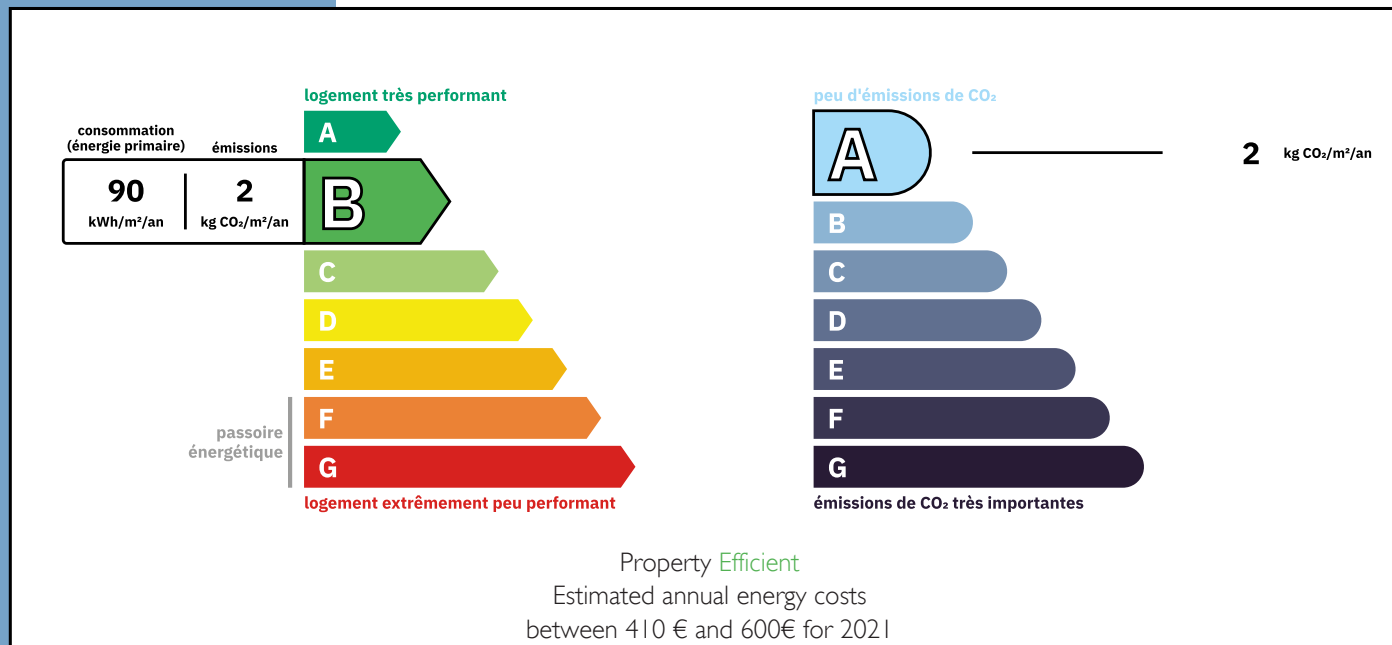
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ENERGIE-DPE

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



NOTICE

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

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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

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FILE COMPLETE
AND PHOTOS
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