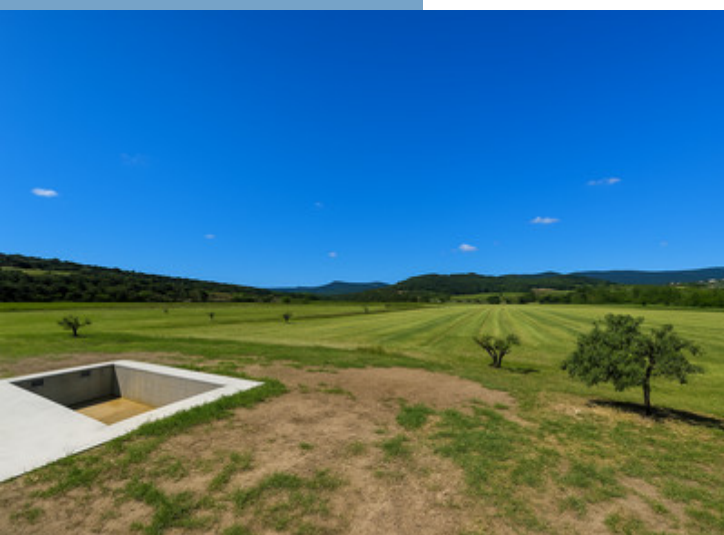
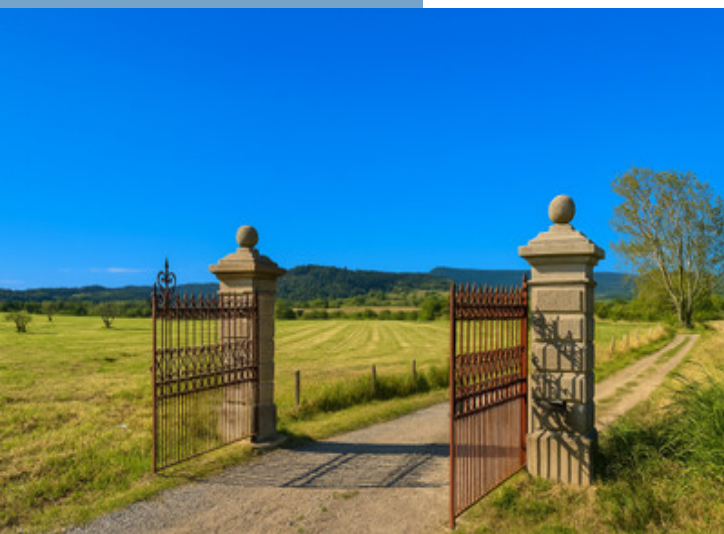




“AN ECO-FRIENDLY HILLTOP ESTATE WITH
ENDLESS POSSIBILITIES – JUST 20 MINUTES FROM
CARCASSONNE”

"AN ECO-FRIENDLY
HILLTOP ESTATE WITH
ENDLESS POSSIBILITIES –
JUST 20 MINUTES FROM
CARCASSONNE" ...



| 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> | |





"AN ECO-FRIENDLY
HILLTOP ESTATE WITH
ENDLESS POSSIBILITIES –
JUST 20 MINUTES FROM
CARCASSONNE"...

Ref : A36523LISI

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.

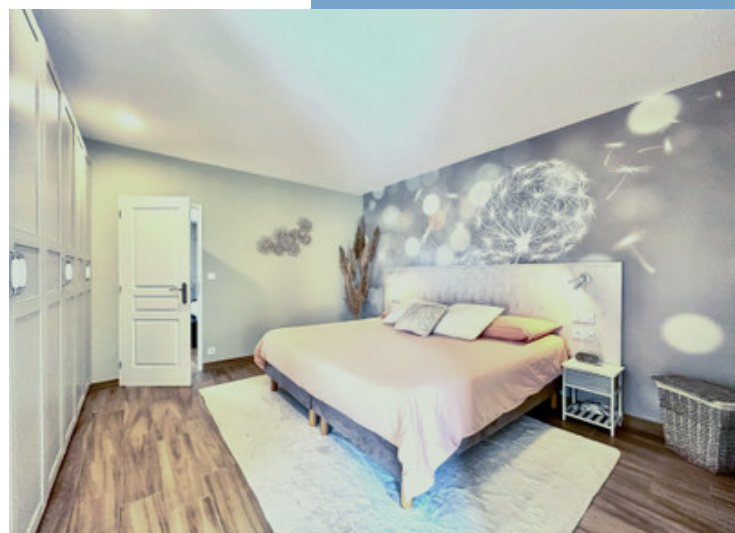
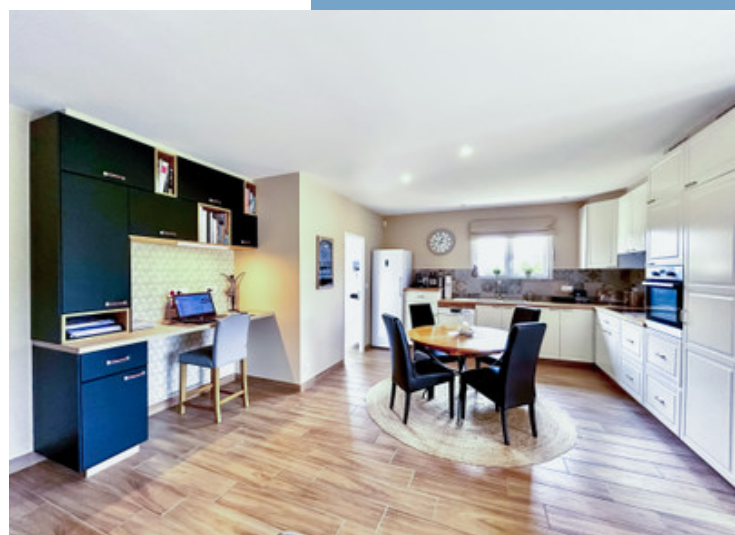
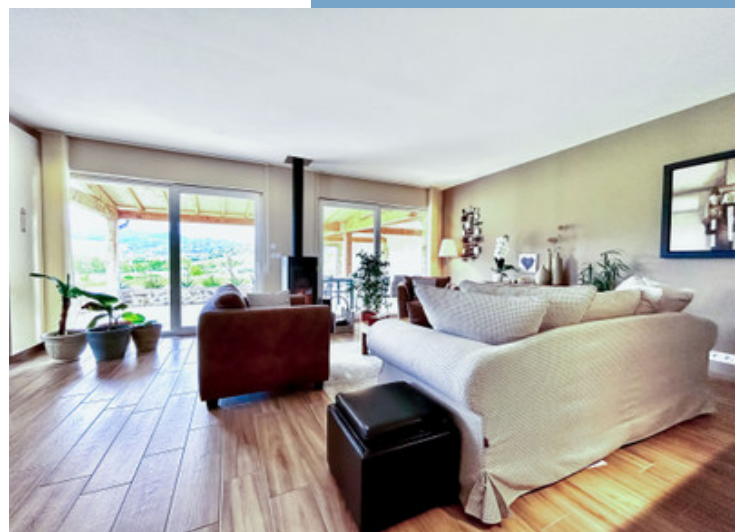
The renovations are of exceptional quality: triple glazing, reinforced insulation, all-new plumbing and electrics, solar panels with battery storage, and a large-scale rainwater harvesting system — a rare example of eco-conscious living that doesn't compromise on comfort. Energy rating: B.

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>

COMPLETE FILE AND PHOTO ON REQUEST



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

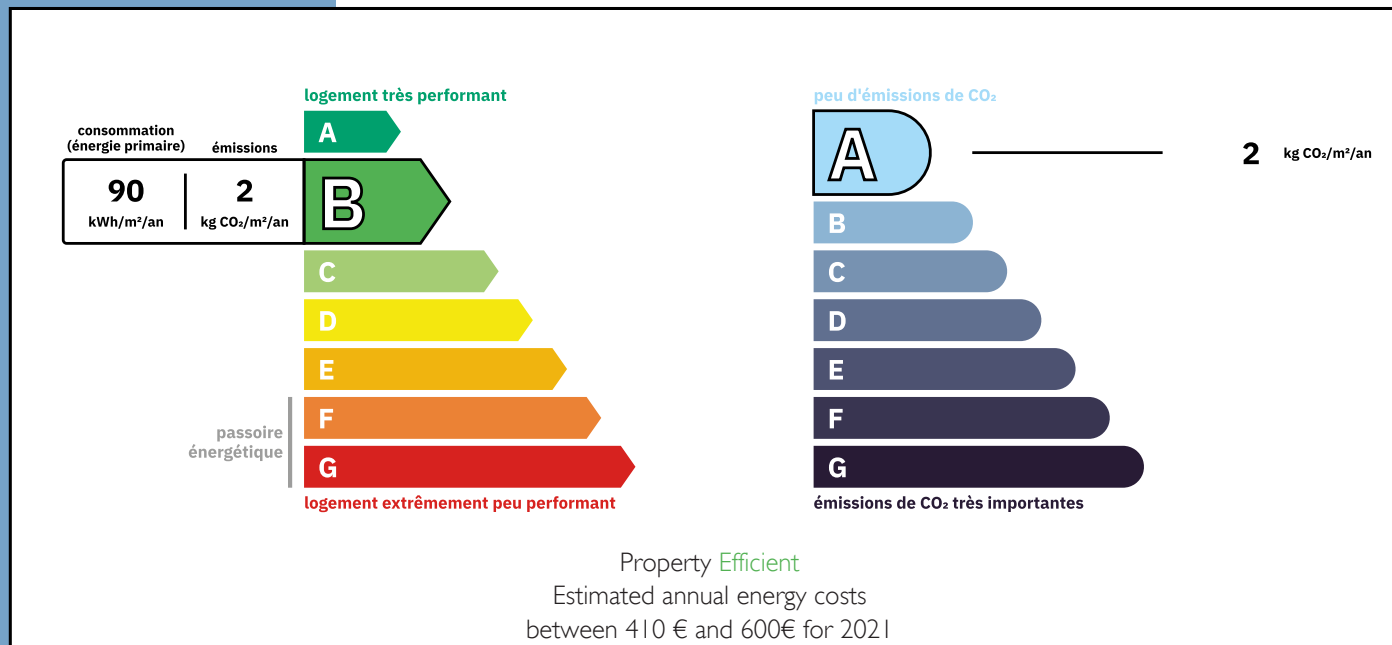
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

"AN ECO-FRIENDLY HILLTOP ESTATE WITH ENDLESS POSSIBILITIES – JUST 20 MINUTES FROM CARCASSONNE"...

Ref : A36523LISI I

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:

I: 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 : A36523LISI I
FILE COMPLETE
AND PHOTOS
ON REQUEST

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