LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL STONE DOMAINE PROPERTY WITH THREE INDEPENDENT GÎTES , OUTBUILDINGS , GARDENS AND SWIMMING POOL

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PROPERTY FACT FILE

REFERENCE	A41595CST11
PRICE	€ 899,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	415 m²
LAND	8900 m²
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change



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- Exceptional stone domaine fully turnkey buisness
- Three beautifully furnished independent gîtes
- Solar-powered property with low running costs
- Elegant main house with luminous living spaces
- 10 × 5 m swimming pool ,enchanting mature gardens

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Outstanding private domaine just 10 minutes from Carcassonne, set within 8,900 m² of private grounds. This beautifully restored property offers a characterful main house and three fully independent gîtes.

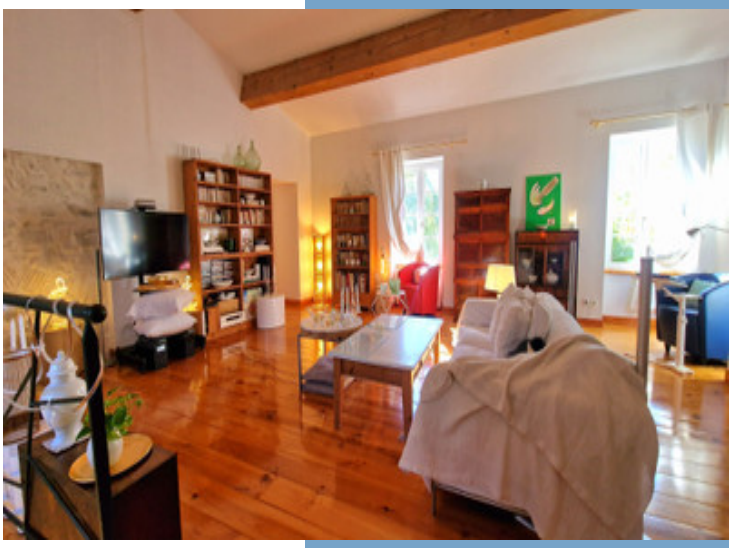
Bathed in natural light and surrounded by peaceful countryside, the



DESCRIPTION

A Luxury Estate Near Carcassonne With Exceptional Rental Potential

Just minutes from the world-renowned cité of Carcassonne, this refined estate blends elegant living with outstanding income possibilities. You enter the main house 168m2 through a warm and welcoming dining area, enhanced by a contemporary wood-pellet burner that creates an immediate sense of comfort. From here, step into the spacious lounge, where large, handcrafted wrought-iron patio doors act as a dramatic focal point, filling the room with soft natural light and framing the peaceful gardens beyond. This luminous space flows effortlessly into a sleek fitted kitchen — sophisticated and practical. .
On the ground floor, a discreet utility area and guest WC add everyday convenience.



Ascend to the first floor, where a stunning high-ceilinged lounge provides a serene second living area — ideal for reading, relaxing or simply enjoying the atmosphere of the estate. The elegant master suite features a generous ensuite with walk-in shower , as well as a beautifully appointed dressing area . This level can easily be reconfigured to create additional bedrooms, offering excellent flexibility for family living or enhanced rental capacity. Throughout, custom-made storage cupboards add refinement and practicality.

The heart of the estate's revenue potential lies in its three independent and beautifully furnished gîtes. 106m2, 88m2, 53m2 . Two feature two bedrooms, easily sleeping 4/6 people , while the third o...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41595CST11

COMPLETE FILE AND PHOTO ON REQUEST

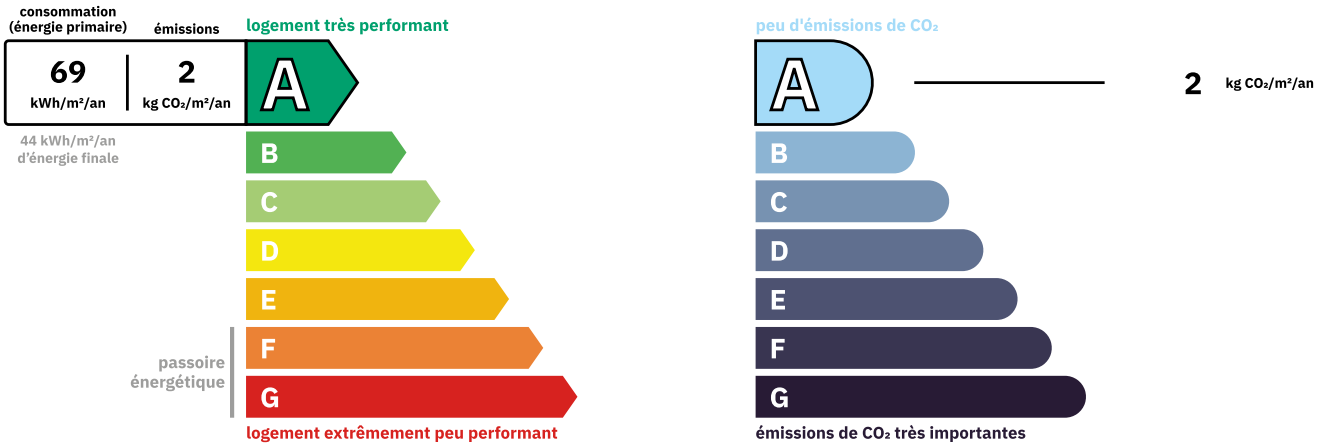
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ENERGIE-DPE

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



Property Very efficient
Estimated annual energy costs
between 1100 € and 1540€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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