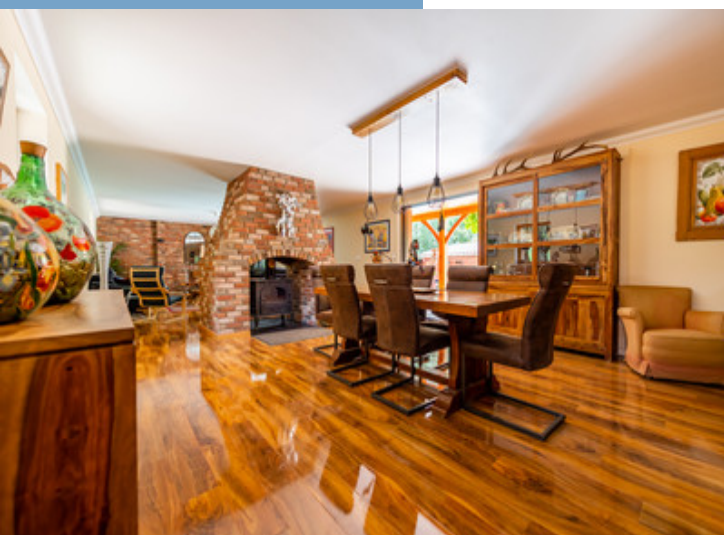
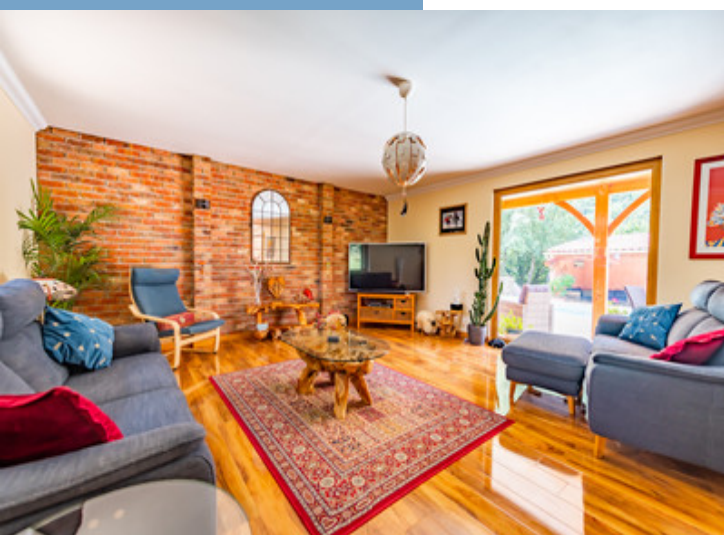




BEAUTIFULLY PRESENTED ESTATE. 2 HOUSES + 2
POOLS, 2 MOBILE HOMES & CAMPING IN 20HA.
20KM SOUTH OF CARCASSONNE

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 m²
LAND	200000 m²
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

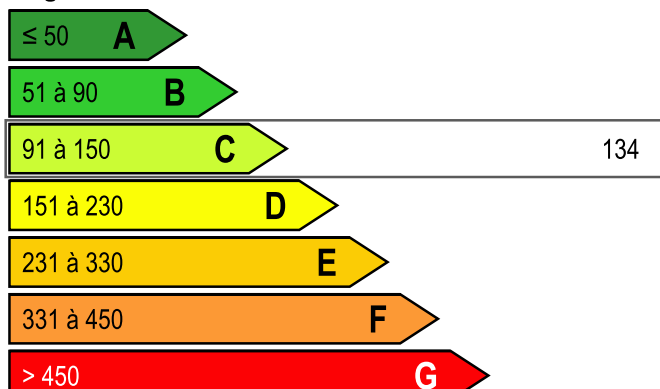
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ENERGIE-DPE

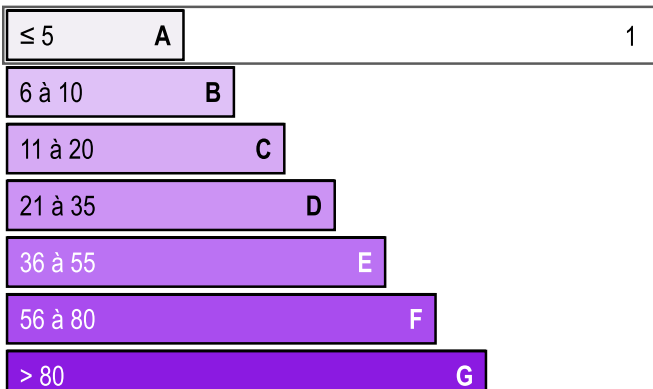
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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
ON REQUEST

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