



BEAUTIFUL DOMAINE NESTLED AMONGST HILLS
AND VINEYARDS, WITH POOL AND GARDENS | |
MINS FROM CARCASSONNE AIRPORT

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BEAUTIFUL DOMAINE
NESTLED AMONGST HILLS
AND VINEYARDS, WITH
POOL AND GARDENS 11
MINS FROM
CARCASSONN...



PROPERTY FACT FILE	
REFERENCE	A34348NE11
PRICE	€ 900,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	4
ACCOMMODATION	473 m ²
LAND	25000 m ²
TOWN	Montréal
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Stunning gardens designed for the local climate
- A large pool and pool house with stone terrace
- Two wings each fully independent
- 9 spacious and bright bedrooms
- Incredible views over the surrounding countryside

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Nestled amidst 7 acres of private grounds, just a short drive from Carcassonne, lies this enchanting property. The main residence exudes warmth and character, featuring spacious living areas adorned with tasteful décor. Large windows invite abundant natural light, creating a bright and airy ambiance. The

DESCRIPTIF

The main house is easily divisible into two properties with both the East Wing and West wing boasting their own kitchen, living spaces and multiple bed and bathrooms. The outside space is the real highlight of this property. The gardens to the front have been designed with the local climate in mind, including lavender, palms and drought resistant plants as well as a stunning wildflower meadow. The pool with its stone terrace, pool house and covered terrace for dining, or an afternoon BBQ, is the perfect spot to enjoy the peace and tranquility of the domaine. The north side of the property has a terrace and English style garden with paths and borders, all overlooking the impressive vista of the valley, towards the Montagne Noire beyond.

The property has 473m² of living space over two levels, consisting of;

West Wing ground floor:

- Entrance hall 8.74m²
- Games room 33.4m²
- Dining room 30.6m²
- Kitchen 13.8m²
- Living room 1 28.9m²
- Living room 2 33.84m²
- Utility room 5.76m²
- WC 3.82m²

West Wing first floor:

- Bedroom 1 17.1m²
- Bedroom 2 13.5m²
- Bedroom 3 31m²
- En-suite bathroom 6m²
- Bedroom 4 23.25m²
- Bedroom 5 14.26m²
- Landing 6.08m²
- Bathroom 7m²
- Bedroom with mezzanine 20.85m²

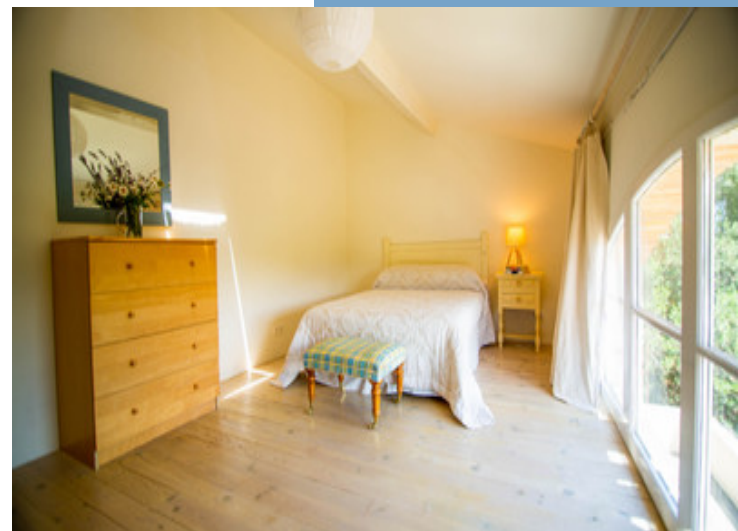
East Wing ground floor:

- Kitchen/Dining room 28.8m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34348NEI I>

COMPLETE FILE AND PHOTO ON REQUEST

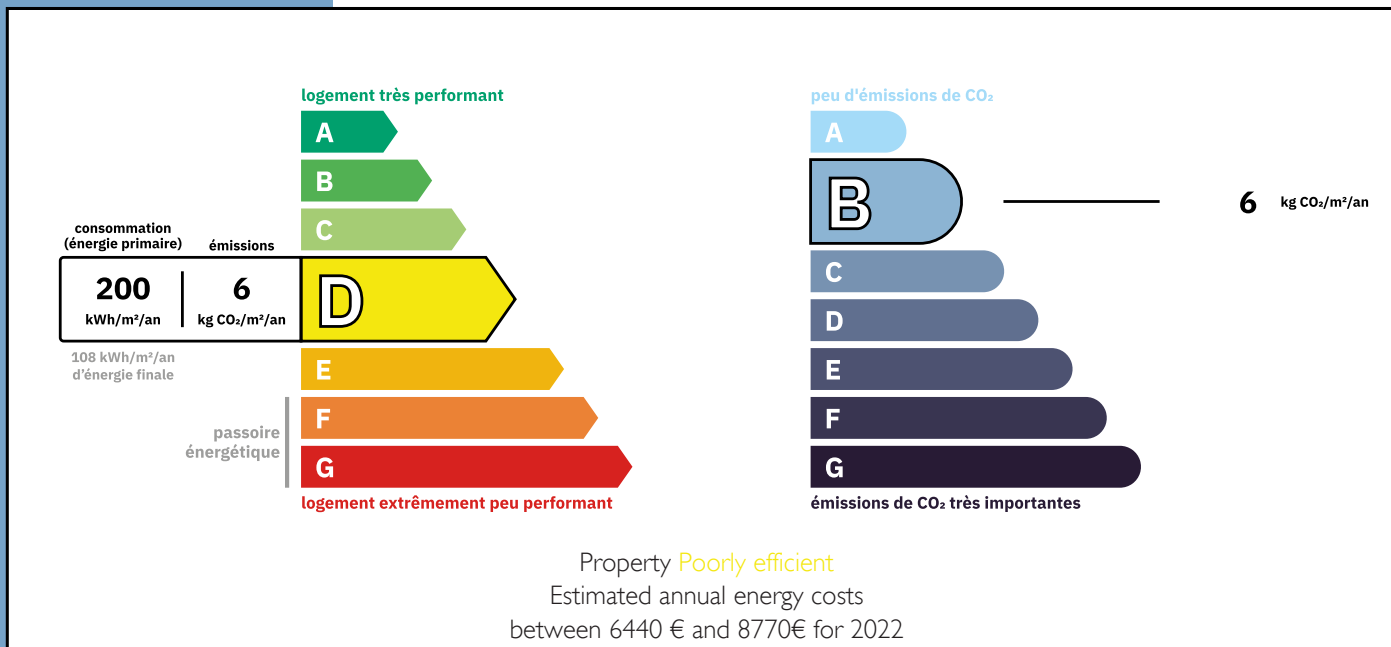


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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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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