



BEAUTIFUL DOMAIN NESTLED AMONGST HILLS  
AND VINEYARDS, WITH POOL AND GARDENS 11  
MINS FROM CARCASSONNE AIRPORT

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## PROPERTY FACT FILE

REFERENCE	A34348NE11
PRICE	€ 860,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	4
ACCOMMODATION	473 m <sup>2</sup>
LAND	25000 m <sup>2</sup>
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

## DESCRIPTION

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 with shower 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 473m<sup>2</sup> of living space over two levels, consisting of;

### West Wing ground floor:

Entrance hall 8.74m<sup>2</sup>  
Games room 33.4m<sup>2</sup>  
Dining room 30.6m<sup>2</sup>  
Kitchen 13.8m<sup>2</sup>  
Living room 1 28.9m<sup>2</sup>  
Living room 2 33.84m<sup>2</sup>  
Utility room 5.76m<sup>2</sup>  
WC 3.82m<sup>2</sup>

### West Wing first floor:

Bedroom 1 17.1m<sup>2</sup>  
Bedroom 2 13.5m<sup>2</sup>  
Bedroom 3 31m<sup>2</sup>  
En-suite bathroom 6m<sup>2</sup>  
Bedroom 4 23.25m<sup>2</sup>  
Bedroom 5 14.26m<sup>2</sup>  
Landing 6.08m<sup>2</sup>  
Bathroom 7m<sup>2</sup>  
Bedroom with mezzanine 20.85m<sup>2</sup>

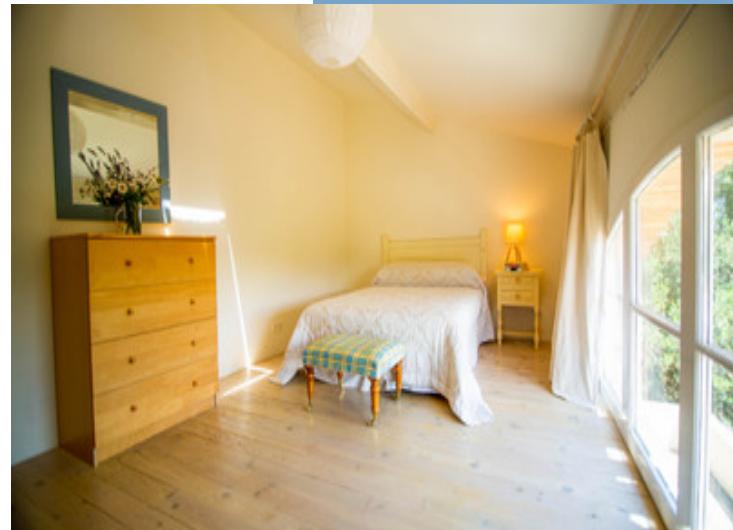
### East Wing ground floor:

Kitchen/Dining room 28.8m<sup>2</sup>

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A34348NE11>

COMPLETE FILE AND PHOTO ON REQUEST

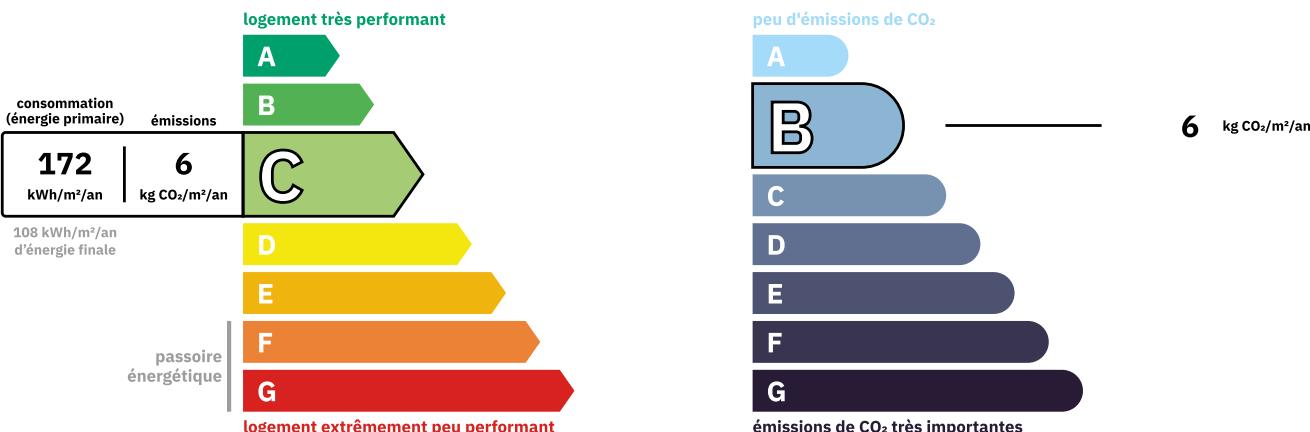


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## ENERGIE-DPE

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



Property Moderately efficient

Estimated annual energy costs  
between 6440 € and 8770€ for 2022

## NOTICE

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

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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