



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

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WITH THREE  
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OUTBUILDINGS,  
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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 m <sup>2</sup>
LAND	8900 m <sup>2</sup>
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



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

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Outstanding private Domaine just 10 minutes from Carcassonne, set in 8900m2 of private grounds offering a beautifully restored main house and three fully independent gîtes. Bathed in exceptional natural light, the property is set within a tranquil and scenic landscape, the property features expansive gardens, a large swimming pool, several

## 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

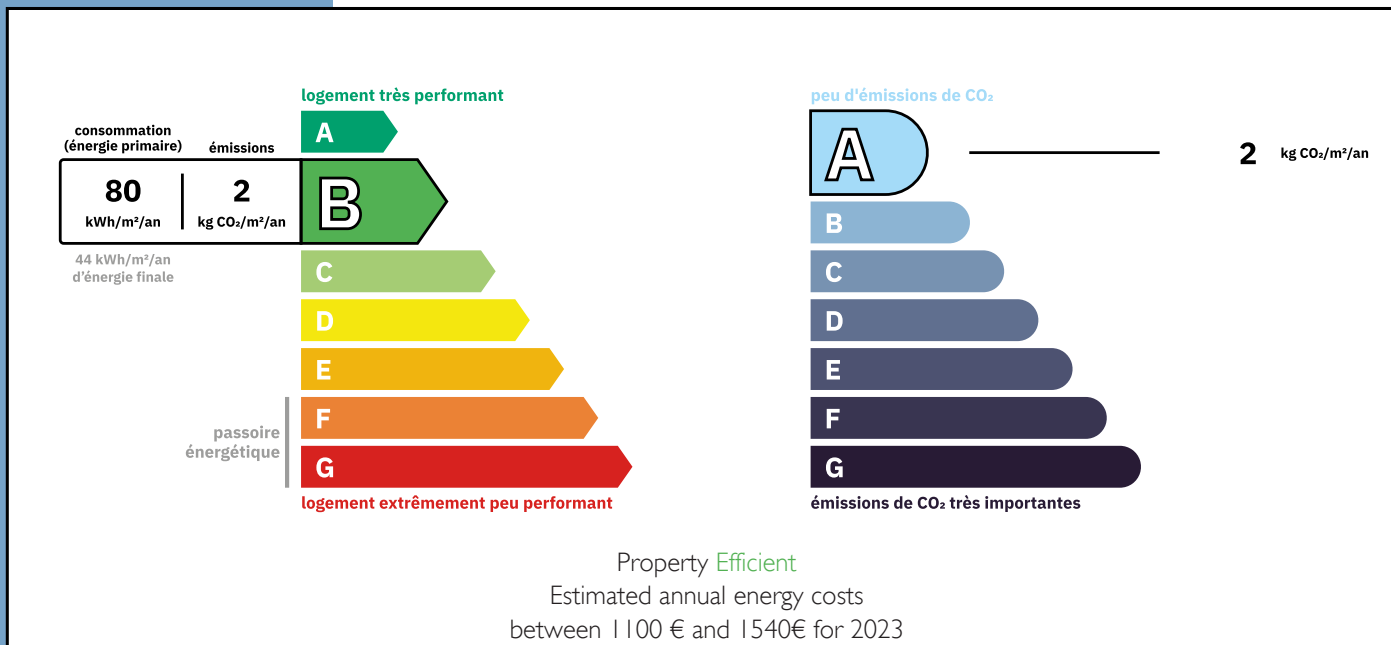


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :A41595CST11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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