



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 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 x 5 m swimming pool ,enchanting 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

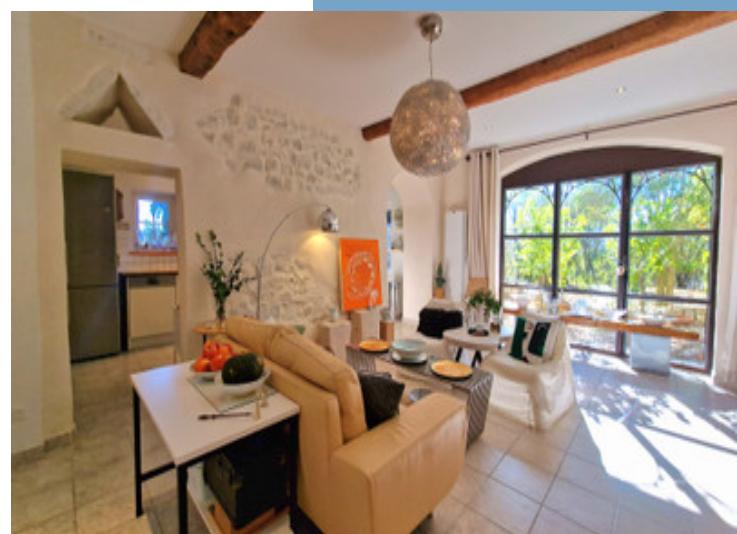
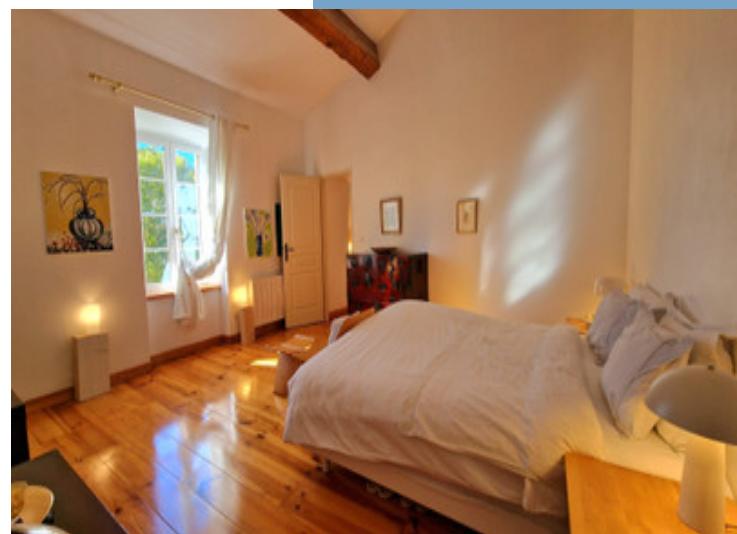
A Luxury Estate Near Carcassonne With Exceptional Rental Potential

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://leggett prestige.com/luxury-property-for-sale/view/A41595CST11>

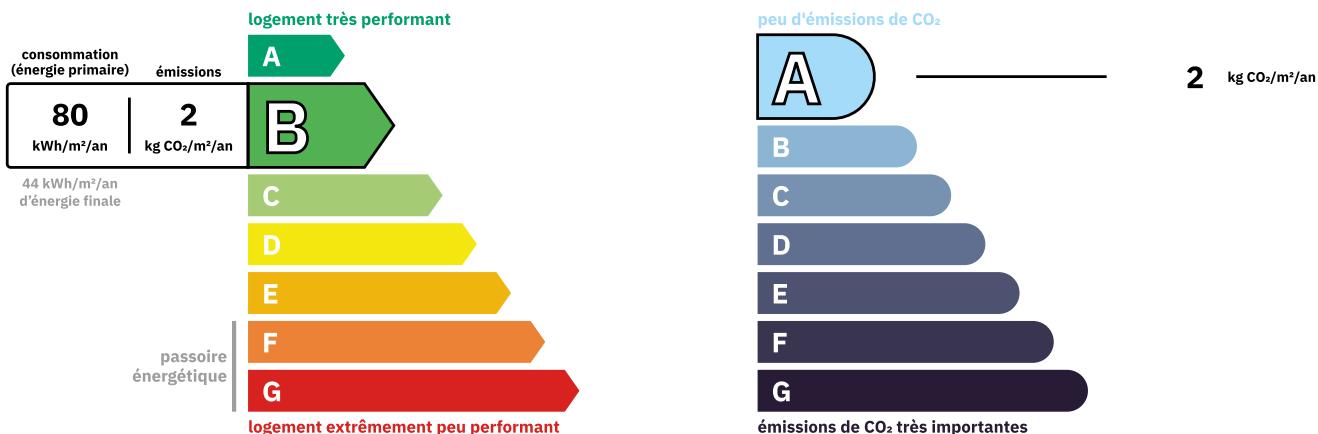
COMPLETE FILE AND PHOTO ON REQUEST

BEAUTIFUL STONE DOMAIN PROPERTY WITH THREE INDEPENDENT GÎTES , OUTBUILDINGS , GARDENS AND SWIMMING...

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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 Efficient

Estimated annual energy costs  
between 1100 € and 1540€ for 2023

## 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

Réf :A41595CST11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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