



EXCEPTIONAL ECO-SELF-SUFFICIENT ESTATE
WITH GÎTES & GLAMPING, SET IN 180 HECTARES
– PYRENEAN FOOTHILLS

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ECO-SELF-SUFFICIENT
ESTATE WITH GÎTES &
GLAMPING, SET IN 180
HECTARES – PYRENEAN
FOOT...



PROPERTY FACT FILE	
REFERENCE	A42189BK11
PRICE	€ 1,800,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	416 m²
LAND	1800000 m²
TOWN	Saint-Hilaire
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Renovated house + 3 furnished gîtes
- Glamping units: yurt and zome
- Large 650 m² agricultural barn
- 100 m² Workshop or retreat space for wellbeing
- Orchard, olive trees & permaculture

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Set in an unspoilt valley of the Aude Pyrenean foothills, between Limoux and Carcassonne, this exceptional eco-self-sufficient estate offers a rare lifestyle in total peace and privacy, at around 300 metres altitude. Accessed via a well-maintained forest track, the setting is wild and deeply tranquil.

DESCRIPTION

Set in a wild and unspoilt valley of the Aude Pyrenean foothills, between Limoux and Carcassonne, this exceptional eco-self-sufficient estate enjoys a truly rare setting at around 300 metres altitude. Accessed via a well-maintained forest track, the property offers total peace, privacy and immersion in nature. It is located just minutes from a village, 20 minutes from Limoux, 25 minutes from Carcassonne and its airport, 1h15 from the Mediterranean coast and 1h20 from Toulouse airport.

Dating back to 1837, the entire property has been fully renovated using high-quality materials, combining contemporary comfort with environmental awareness. The estate is largely self-sufficient, with renewable energy, wood-fired heating, developed permaculture, natural springs, an artesian well and substantial water storage capacity.

BUILDINGS & ACCOMMODATION

Main house – approx. 161 m²

Renovated in a refined contemporary style, the main house benefits from excellent insulation (aluminium/wood joinery), underfloor heating on the ground floor and radiators powered by a wood-fired boiler.

Ground floor: large open-plan living/dining room with impressive ceiling height, kitchen, pantry, boiler room, storage room and WC

First floor: mezzanine leading to the main bedroom, bathroom and WC

Bright, airy spaces with views over the surrounding nature.

Three independent gîtes

All renovated to the same high standard as the main house and sold fully furnished:

Gîte 1: approx. 63 m²

Gîte 2: ap...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42189BK11>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

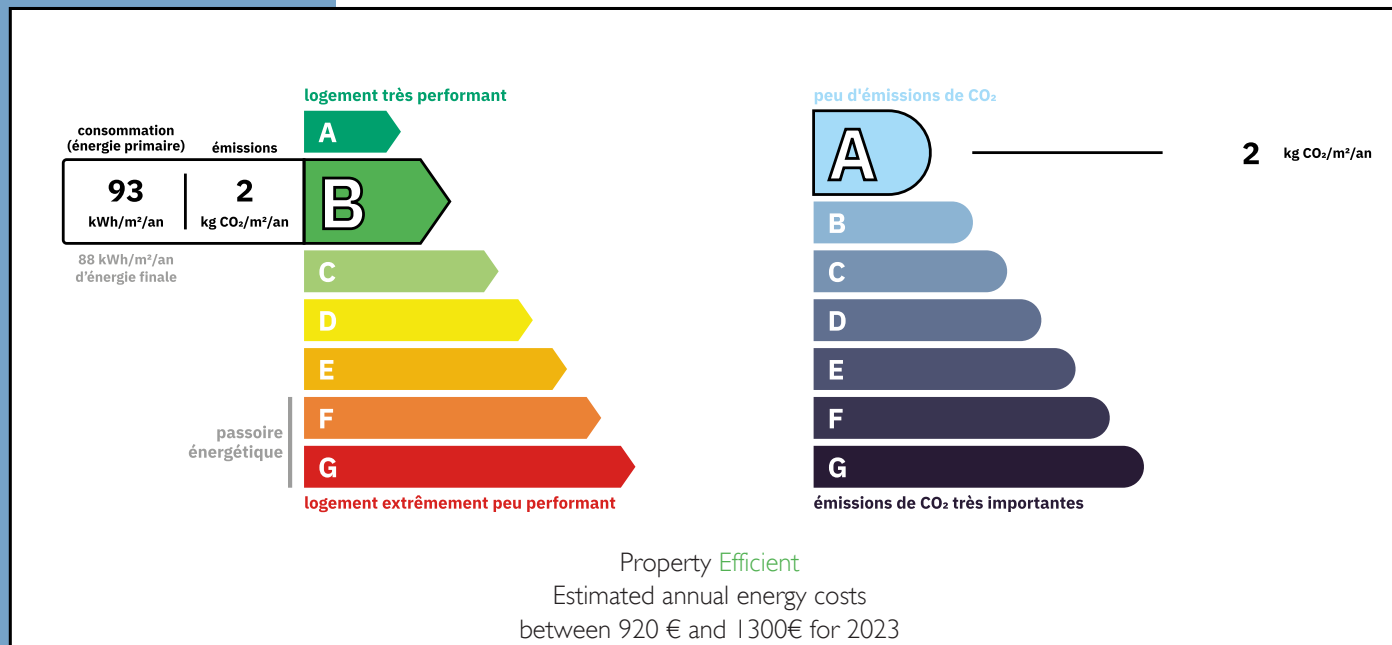
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ENERGIE-DPE

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

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FILE COMPLETE
AND PHOTOS
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