

Rare find in south of France, maison de maître with broad mountain views, woodland garden, super swimming pool



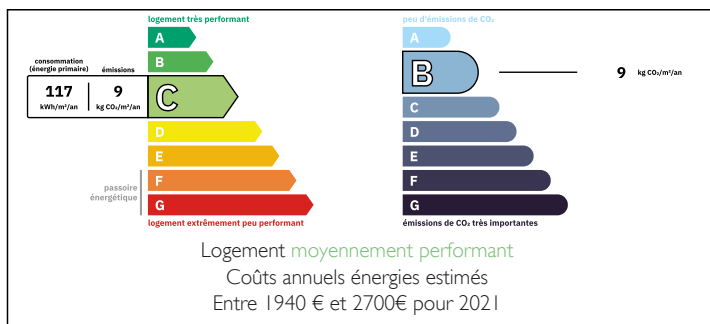
## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	6
Bath:	3
Floor:	330 m2
Plot Size:	6600 m2

## IN BRIEF

Set in the Montagne Noire, 25 km from Carcassonne, Aude in the South of France. Ready for you to move in. Beautifully proportioned with light and airy rooms, it has an impressive energy rating for a house of this type, meaning lower bills than many similar homes. It sits on a hillside above a dramatic valley, only 30 minutes' drive from Carcassonne and from Mazamet, with restaurants and small shops much closer to home. Enjoy breakfast on the broad stone terrace as you admire the view and consider a dip in the pool. The kitchen and bathrooms are a joy. The woodland garden includes specimens planted when the house was built in the 19th century, and has been lovingly restored and tended to produce a magical place for strolling, sitting, playing hide-and-seek... Self-sufficient in firewood and irrigation water....

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3384 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Handsome, solid stone-built house dating from the 1850s and cleverly constructed in the perfect spot to make best use of the spring water and microclimate. The views over the mountains and down the valley to the south are really breathtaking.

Ground floor: enter the spacious hallway for access to the living room and office with shower room on the right, and cosy dining room with high quality Clearview wood-burning stove, and premium Schmidt kitchen on the left. The kitchen includes a brick-built pizza oven and offers access to a small side terrace. Tiled floors throughout.

Curving staircase leads up to the first floor where the light-filled and airy hall opens to two large double bedrooms, a vestibule leading to one smaller double and storage/dressing room. From the hall also to an enormous bathroom with genuine Jacuzzi tub and generously-sized shower. Perfect for luxuriating in the welcoming ambiance. From the stair landing, a solid wooden door leads through to the long, tiled garage with room for two cars, also housing the modern gas boiler and a handy sink. Access through to garden.

The stairs continue up to the second floor where the airy hall with solid wood floorboards leads to three large double bedrooms, two of which with wash basin. The third is currently arranged as a spacious office with wood-burning stove and slim spiral staircase to a loft room. The fourth door from the hall takes us to a vestibule leading to a store room and generous...