

Magnificent 18th-century manor house and estate, Carcassonne



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	7
Bath:	4
Floor:	350 m2
Plot Size:	33240 m2



IN BRIEF

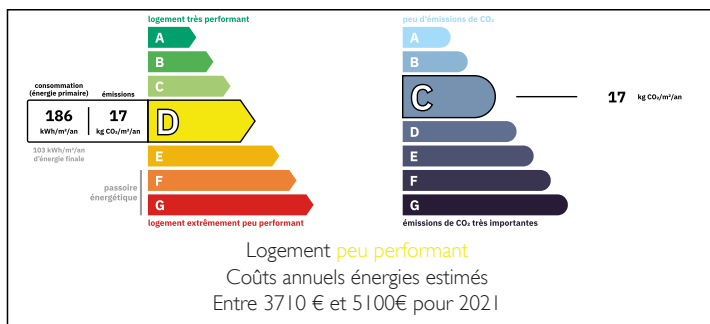
Just 5 minutes from Carcassonne's UNESCO-listed medieval Cité and the Canal du Midi, this beautifully maintained 3-hectare estate combines privacy, historical charm, and strong tourism potential.

The main house offers over 300 m² of elegant living space with a grand entrance hall, stone staircase, formal reception rooms, study, farmhouse kitchen, 4 double bedrooms, 2 bathrooms, and convertible attic space. Period parquet, tiled floors, and original marble fireplaces throughout.

Modern comforts include oil central heating with new heat pump, double glazing, and a security system.

The annex features 3 bedrooms, 2 bathrooms, wine cellar, and utility areas – ideal for guest or staff accommodation.

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:	8000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Accessed via a 200-metre private drive through stone gates, this elegant 18th-century estate offers complete privacy just minutes from Carcassonne's UNESCO-listed mediaeval Cité and the Canal du Midi.

The main house opens through imposing double oak doors into a 26m² entrance hall, with a dramatic galleried stone staircase lit by original stained-glass windows. The first floor features a formal dining room (31m²), elegant drawing room (30m²) with French doors to the terrace, a study (13m²), hallway to the rear terrace (5m²), and a charming 23m² farmhouse kitchen with open fireplace in local Caunes marble, plus a pantry. Original parquet and tiled floors are beautifully preserved throughout.

Also on the first floor is a spacious double bedroom (19m²) with a private ensuite (10m²).

On the second floor are three further bright double bedrooms (11m², 15m², 14.9m²) and a generous family bathroom (11.5m²), along with large, convertible attics offering further development potential.

The property is impeccably maintained, with oil-fired central heating recently upgraded with an energy-efficient heat pump. All windows are double-glazed, and a modern security system is in place.

Annex:

Ground floor: boiler room, storeroom, wine cellar.

First floor: double bedroom with ensuite shower and WC, and additional storage.

Second floor: two bedrooms and a shower room with WC.

This building could be reconfigured into an independent guest house or staff accommodation.

Cottages & Rental Income:

Four charming stone cottages (55–75m² each), arranged over two floors, are currently rented and generate approximately €22,000 in annual income.