

Magnificent manor house with extensive outbuildings, secluded gardens and park on edge of Carcassonne



INFORMATION

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

IN BRIEF

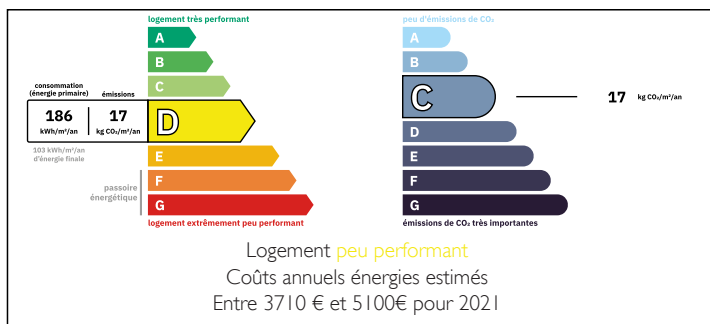
This unique property just outside Carcassonne is completely secluded but within a stone's throw of all amenities and the UNESCO world heritage site of La Cité and the Canal du Midi. This estate is a haven of peace and tranquility, in excellent condition and perfect as a family home or for a future business.

An added attraction for investors are the extensive outbuildings and four income-generating cottages that are currently rented.

The main house features a magnificent entrance hall and galleried stone staircase, elegant dining room and salon, study and farmhouse kitchen, 4 double bedrooms, one with ensuite bathroom, and a family bathroom. All rooms have original marble fireplaces. An adjacent annex comprises 3 bedrooms, 2 bathrooms and store rooms which can be converted into an independent living space.

A rare opportunity not to be missed!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Discover the elegance of this secluded 18th-century estate, perfectly situated just outside Carcassonne, but a short walk from a commercial centre with all amenities. This well-maintained property blends historic charm with classic comfort, featuring the main manor house, an independent annex, 4 rental cottages, extensive garages and barns, stables, a former sheepfold and forge. Set amidst lush gardens and park with an orangerie and pigeonier, this estate offers a serene retreat with the ambiance of a chateau.

You enter the estate via a private road, through stone gates and arrive in the courtyard in front of the manor house. Massive double oak doors welcome you into the impressive entrance hall (26m²) and grand stone staircase, illuminated by original stained glass windows, leading up to the first floor gallery landing, from where you find the elegant formal dining room (31m²), drawing room (30m²) with French windows opening on to the terrace, study (13m²), hallway to rear terrace (5m²), classic farmhouse kitchen with open fireplace in Caunes marble and pantry (23m²). All these rooms have their original floors.

The first floor accommodation includes the charming master bedroom (19m²) and ensuite bathroom (10m²).

On the second floor are three sunny double bedrooms (11m², 15m² and 14.9m²) with marble fireplaces original parquet floors, and a family bathroom (11.5m²). Also on the second floor are the expansive attics, which could be converted into more living accommodation.

The property is very well maintained