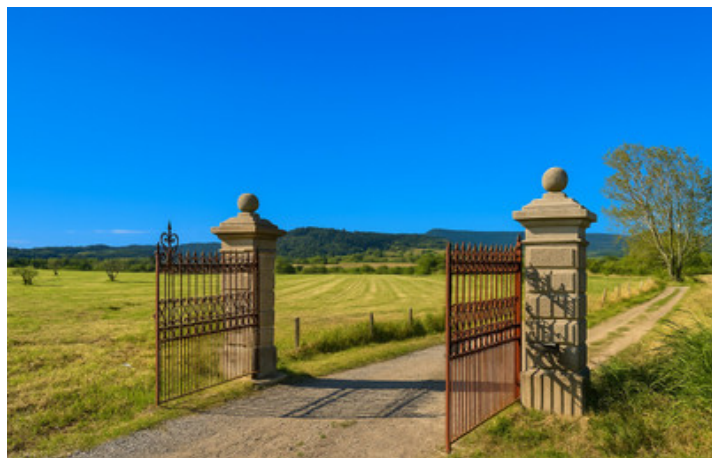
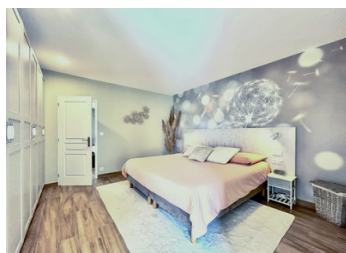


## “An Eco-Friendly Hilltop Estate with Endless Possibilities – Just 20 Minutes from Carcassonne”



## INFORMATION

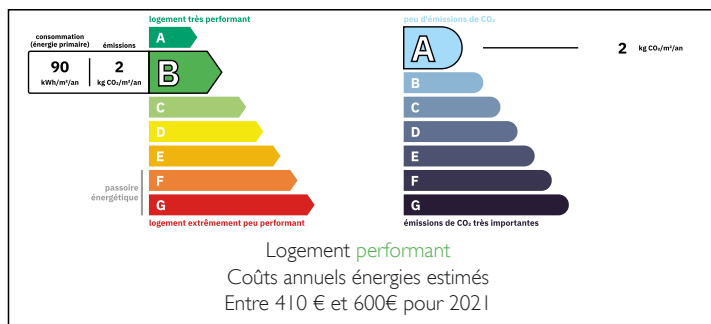
Town:	Carcassonne
Department:	Aude
Bed:	15
Bath:	12
Floor:	900 m2
Plot Size:	220000 m2



## IN BRIEF

Just 20 minutes from Carcassonne, this stunning 22-hectare estate offers complete privacy, panoramic views, and the rare chance to live in harmony with nature — without sacrificing comfort. With around 900 m<sup>2</sup> of renovated living space, it includes a private home with pool/spa, 7 ready-to-rent apartments, 3 B&B rooms to complete, and generous communal areas. The property features top-tier eco-conscious upgrades: solar panels with battery storage, triple glazing, reinforced insulation, new systems, and a vast rainwater collection setup. Surrounded by peaceful hills, with no neighbours or noise, yet close to the historic charm and vineyards of the Cathar region, it's ideal for a lifestyle change, boutique tourism, or a family retreat. Space, silence and sunlight — all just over an hour from the Mediterranean.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Tucked away in the rolling hills of the Aude, just 20 minutes from the medieval jewel of Carcassonne, lies a rare and remarkable estate – 22 hectares of pure tranquillity, nature, and southern French sunshine.

Here, you'll find yourself surrounded by silence and sweeping views, with no neighbours in sight, yet within easy reach of historic villages, vineyards and all the charm of the Cathar countryside. This is a place to slow down, breathe deeply, and finally create the life you've imagined.

The estate offers around 900 m<sup>2</sup> of beautifully restored living space, thoughtfully laid out to combine private living, guest accommodation and flexible spaces for future projects. There's an independent main house with its own pool and spa, seven fully equipped apartments (several already rented long-term), three B&B rooms to finish (major works complete), a shared dining room and kitchen with a large terrace, a garage, pool house, and a 4 x 10 m pool — all overlooking peaceful, unspoilt nature.

The renovations are of exceptional quality: triple glazing, reinforced insulation, all-new plumbing and electrics, solar panels with battery storage, and a large-scale rainwater harvesting system — a rare example of eco-conscious living that doesn't compromise on comfort. Energy rating: B.

Whether you dream of running a high-end holiday business, creating a multi-generational family estate, or simply living in peaceful self-sufficiency with income potential, this property offers the freedom to do it — and the beauty to make it worth it.

A home, a lifestyle, a project.  
Could this...