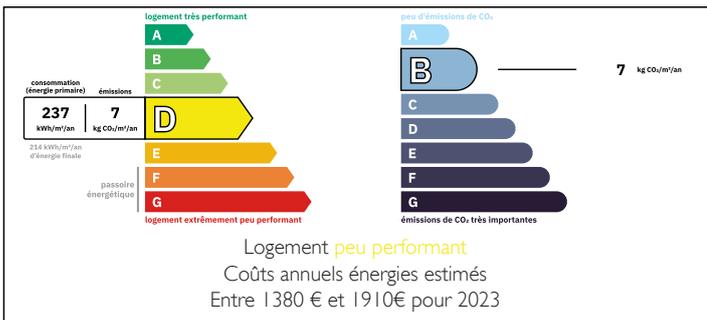


Turnkey Eco-Retreat with Guesthouse, Restaurant Facilities, Pool & Complete Seclusion



ENERGY - DPE



INFORMATION

Town:	Axat
Department:	Aude
Bed:	6
Bath:	5
Floor:	412 m2
Plot Size:	268805 m2

IN BRIEF

Located in the unspoiled Haute Vallée de l'Aude, this certified organic tourism and agricultural estate offers complete seclusion, autonomy, and exceptional development potential.

Just 15 minutes from local shops and 1h15 from Carcassonne or Perpignan, the property spans 27 hectares of Natura 2000 land with forests, meadows, natural springs and a pond.

The fully renovated 110 m² main house includes 2 bedrooms, dressing room and office.

The 320 m² tourism complex features 4 guest rooms (16 beds), a professional kitchen, reception room, shared living area and a heated pool.

With solar panels, wood heating and spring water, near-total self-sufficiency is possible. Access is via a maintained communal road, with school transport available upon request. A rare opportunity for a tourism, retreat or ecological farming project.

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.



DESCRIPTION

At the heart of one of the most preserved valleys of the Aude lies a unique estate where nature, autonomy, and hospitality come together in perfect harmony. Hidden from view and surrounded by 27 hectares of meadows, forests, natural springs and a pond, this certified organic property offers an exceptional environment for those seeking serenity, privacy, and a project rooted in sustainable living.

Located in the Haute Vallée de l'Aude, just 15 minutes from essential shops and 1h15 from Carcassonne or Perpignan, the estate comprises several fully renovated and operational buildings, ideal for a tourism, retreat, wellness or ecological farming activity.

Main House – 110 m² (Owners' Accommodation)
A warm, light-filled home designed for year-round living.

Ground floor:
Spacious 50 m² living room with wood stove
14 m² kitchen
WC

First floor:
Bedroom 1: 11 m²
Bedroom 2: 12 m²
Office: 11 m²
Dressing room: 11 m²
Bathroom and WC

Comfortable and functional, the house offers independence from the guest areas and immediate access to nature.

Tourism Accommodation – 150 m² Gîte (Sold Fully Furnished & Equipped)

This beautifully renovated guesthouse, sold fully furnished and ready to operate, blends stone, wood, and natural materials, offering generous volumes and modern comfort. It includes 4 spacious en-suite

LOCAL TAXES

Taxe foncière:	3167 EUR
Taxe habitation:	EUR

NOTES