

Exceptional Eco-Self-Sufficient Estate with Gîtes & Glamping, set in 180 Hectares – Pyrenean Foothills



INFORMATION

Town:	Saint-Hilaire
Department:	Aude
Bed:	5
Bath:	5
Floor:	416 m2
Plot Size:	1800000 m2



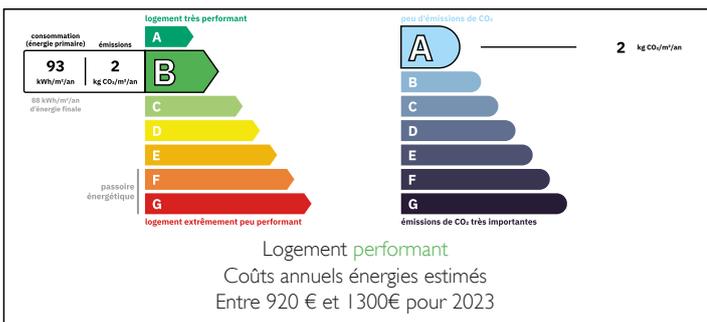
IN BRIEF

Set in an unspoilt valley of the Aude Pyrenean foothills, between Limoux and Carcassonne, this exceptional eco-self-sufficient estate offers a rare lifestyle in total peace and privacy, at around 300 metres altitude. Accessed via a well-maintained forest track, the setting is wild and deeply tranquil.

The fully renovated 161 m² main house features bright living spaces, underfloor heating and excellent insulation. Three independent, fully furnished gîtes provide attractive seasonal rental income. A workshop/retreat space, wellness area, swimming pool, two glamping huts, a yurt and a zome.

Designed for autonomy, the estate benefits from photovoltaic panels, solar hot water, wood-fired heating, natural springs, an artesian well and large water reserves. The 180 hectares of contiguous land include woodland, meadows and heathland, as well as a 650 m² agricultural barn located 300 metres

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.



DESCRIPTION

Set in a wild and unspoilt valley of the Aude Pyrenean foothills, between Limoux and Carcassonne, this exceptional eco-self-sufficient estate enjoys a truly rare setting at around 300 metres altitude. Accessed via a well-maintained forest track, the property offers total peace, privacy and immersion in nature. It is located just minutes from a village, 20 minutes from Limoux, 25 minutes from Carcassonne and its airport, 1h15 from the Mediterranean coast and 1h20 from Toulouse airport.

Dating back to 1837, the entire property has been fully renovated using high-quality materials, combining contemporary comfort with environmental awareness. The estate is largely self-sufficient, with renewable energy, wood-fired heating, developed permaculture, natural springs, an artesian well and substantial water storage capacity.

LOCAL TAXES

Taxe habitation: EUR

BUILDINGS & ACCOMMODATION

Main house – approx. 161 m²

Renovated in a refined contemporary style, the main house benefits from excellent insulation (aluminium/wood joinery), underfloor heating on the ground floor and radiators powered by a wood-fired boiler.

Ground floor: large open-plan living/dining room with impressive ceiling height, kitchen, pantry, boiler room, storage room and WC

First floor: mezzanine leading to the main bedroom, bathroom and WC

Bright, airy spaces with views over the surrounding nature.

Three independent gîtes

All renovated to the same high standard as the main house and sold fully furnished:

NOTES