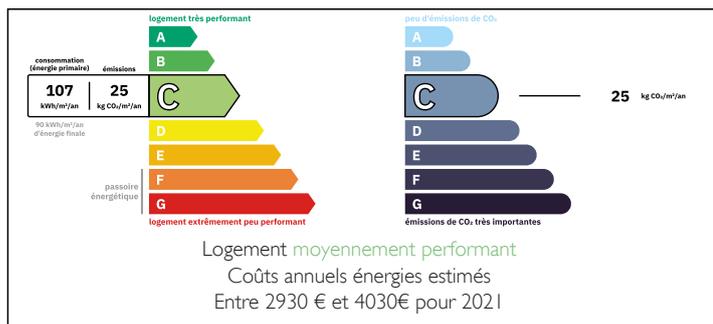


Stunning Estate with Gîtes, Indoor Pool & Equestrian Facilities near Carcassonne



ENERGY - DPE



INFORMATION

Town:	Capendu
Department:	Aude
Bed:	8
Bath:	5
Floor:	612 m2
Plot Size:	71500 m2

IN BRIEF

Set in an exceptional natural environment at the foot of the Alaric mountains and just 20 minutes from Carcassonne, this beautifully renovated estate offers a rare lifestyle opportunity surrounded by vineyards and the unspoilt Mediterranean countryside known as garrigue, renowned for its aromatic wild herbs, rolling hills and peaceful scenery.

The property includes a substantial main residence and two independent gîtes, making it ideal for a tourism venture, rental business or multi-generational living. Generous reception areas, a heated indoor swimming pool and several terraces allow full enjoyment of the elevated position and panoramic views.

Equestrian enthusiasts will benefit from dedicated facilities including an arena and stables. Set on just over 7 hectares within a small hamlet, this charming

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

Located close to the village of Capendu, in the heart of a preserved natural environment at the foot of the Alaric mountains and just 20 minutes from the famous UNESCO-listed medieval city of Carcassonne, this beautifully renovated estate offers an exceptional lifestyle surrounded by vineyards, rolling hills and the characteristic Mediterranean countryside known as garrigue.

Set in an elevated position within a small hamlet, the property extends over just over 7 hectares and comprises a character main residence offering approximately 480 m² of living space, complemented by two independent accommodations providing excellent tourism or multi-family living opportunities.

Main House

On the garden level, the property features an impressive living area including a bright reception room opening onto a welcoming kitchen of approximately 56 m², with direct access to a veranda housing a heated indoor swimming pool allowing year-round enjoyment.

The house also benefits from a spectacular reception and entertainment room of approximately 118 m², ideal for hosting events, celebrations or professional activities. An internal patio enhances the charm and natural light throughout this level. Two bedrooms and several terraces complete this floor, providing wonderful outdoor living spaces.

Upstairs, a magnificent lounge of approximately 112 m² opens onto a solarium terrace offering panoramic views across the surrounding garrigue and the Alaric mountains. Three additional bedrooms are located on this level, including an attractive master suite.

Independent Accommodation

LOCAL TAXES

Taxe foncière: 6772 EUR

Taxe habitation: EUR

NOTES