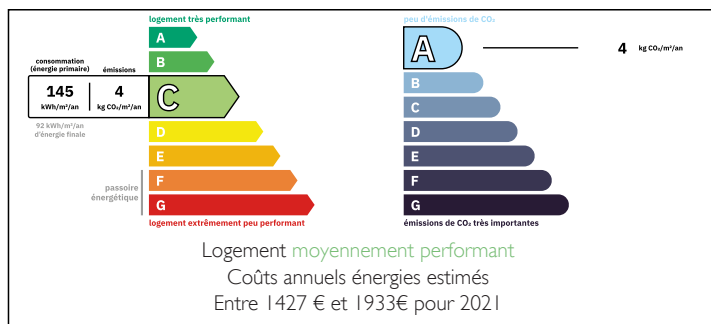


AUDE: Between Mazamet and Carcassonne, exceptional property with outbuildings, 7 ha of woodland, meadows stream



ENERGY - DPE



INFORMATION

Town:	Les Martys
Department:	Aude
Bed:	5
Bath:	2
Floor:	199 m2
Plot Size:	72670 m2

IN BRIEF

This unique and rare property is located 10 km from Mazamet and 33 km from Carcassonne, and just 6 km from the famous Montgnès and Laprade lakes, in the heart of the Montagne Noire in the Aude department.

It stands proudly in a preserved and remarkable natural setting, like a jewel in its setting, in a peaceful, secluded spot with no neighbours.

This former farmhouse with exposed stonework has been superbly renovated and offers a gentle, comfortable lifestyle. The main house, with 199 m² of living space, is adjoined by a large 110 m² garage, a magnificent two-storey barn with 200 m² of floor space, a semi-covered agricultural area of 600 m² and a shed of over 200 m².

The potential here is enormous, and all around lies a natural environment comprising woods, meadows and remarkable landscaping featuring rare and valuable...

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: 1103 EUR

NOTES

DESCRIPTION

This estate is breathtaking; the presence of natural springs and streams creates a simply magical setting, making this a rare, unique and enchanting property that will bring great joy to its future owners in our beautiful Occitanie region.

Let's begin our tour: from the Mazamet-Carcassonne road, we take the local access road into the heart of the forest, where we discover this imposing complex!

We are already captivated and impressed by these exposed stone facades with their meticulously grouted joints, and we can't help but admire the skill and hard work that went into creating them!

Here, nature reigns supreme, with landscaping featuring a variety of trees and flowers and a magnificent natural environment where water, a precious resource, flows right through the centre.

First, the living area: imposing with its 199m² of living space, the property's character has been preserved and enhanced thanks to a high-quality renovation. As soon as we step inside, we feel as though we're in a cocoon; the ground floor comprises a large living area with a lounge fitted with a highly efficient cast-iron insert, a very cosy bar area and a dining room. Extending from this, a small central entrance hall leads to an absolutely superb and highly functional kitchen, a utility room, a boiler room and a toilet. Note that this central area, also known as the 'rue du centre', can also be accessed from the living room; there is another entrance with a hallway on this level. Throughout the...