

[Click to view MFH-MSA86883](#)

## Splendid Maison de Maître with a Park in Aude

Palaja , Aude , Occitanie



# €799,000

inc. of agency fees

5 Beds   2 Baths   240 sqm   2300 sqm

Fulfill your dream of living in a charming setting near the Corbières wine growing region, just 15 minutes from Carcassonne. We present you this unique residence balancing prestige and authenticity in the Aude.

### At a Glance

|                  |              |                |             |                  |          |
|------------------|--------------|----------------|-------------|------------------|----------|
| <b>Reference</b> | MFH-MSA86883 | <b>Near to</b> | Carcassonne | <b>Price</b>     | €799,000 |
| <b>Bed</b>       | 5            | <b>Bath</b>    | 2           | <b>Hab.Space</b> | 240 sqm  |
| <b>Land</b>      | 2300 sqm     | <b>Pool</b>    | No          | <b>Land Tax</b>  | €3065.00 |

### Property Description

Discover a residence of unique character where prestige meets authenticity in a vibrant village. This property offers convenient access to a retail outlet, gourmet restaurant, and essential amenities, with an international airport and the Carcassonne golf course just a 10-minute drive away.

Set in the picturesque Corbières region, this beautifully renovated Maison de Maître is surrounded by a stunning rocky cirque, creating a serene atmosphere. Behind its charming stone walls lies a peaceful landscaped park filled with Mediterranean flora, a fountain, pond, and barbecue area enhancing the charm, while a sauna and carport provide added luxury and convenience.

*Stepping inside*, a period staircase leads to two elegant living rooms—one with an automatic fireplace and the other as a music room, along with a refined study. The cottage-style kitchen features a Cornu range and a cosy dining area. The *upper-floor* boasts a stunning master suite with two dressing rooms and a unique bathroom, plus additional bedrooms and a landing with oak beams.

The vast basement includes a fourth bedroom, artist's studio and workshop. This exceptional home is equipped with high-end amenities, including reversible air conditioning and beautiful woodwork.

## The Accommodation

### The ground floor

- entrance - 1.99 sqm
- hall and hallway - 14.76 sqm
- living room 1 with fireplace or another bedroom 6
- office and library or another bedroom 5
- principal living room - 29 sqm
- fully fitted kitchen and dining room - 30.50 sqm

### The first floor

- landing with beams - suite 1 and shower room - 22.50 sqm
- bedroom 2 - 13.75 sqm
- master bedroom with two dressings, sauna room and bathroom - 57.24 sqm

### The garden floor

- workshop - 16 sqm
- painting workshop - 16.62 sqm
- laundry room and cellar - 11.50 sqm
- hall and corridor with direct access to garden - 17 sqm
- bedroom 4 16.18 sqm
- toilet and wash marble pink basin - 3 sqm

## Additional Information

- Basin and water fall
- double stone stairs
- car port for two cars

- photovoltaic
- bbq area
- wooden terrace
- garden with pine trees and mediterranean plants
- automatic entrance gate all made out of iron
- side iron door for visitors
- pond
- lawn area

## The Area and Access

- little shop in village with restaurant at 3 minutes
- First shops at 7 minute drive, same for the [Canal du Midi](#)
- Corbières wine region
- Carcassonne and [airport](#) at 15 minutes drive, same for the international airport
- golf course at 20 minutes

*This mansion is located in privileged location, with spectacular views and meticulous finishes.*

*A rare property to [discover without delay!](#)*

## Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓
- Is near the Coast? ✓
- Mountain View? ✓

## And Before You Ask

- Exposure: South-west
- Year of Renovation: 2017
- Condition: Immaculate
- Reason for selling: Property too big / small
- Condition of Roof: Excellent
- Drainage: Connected to mains town system
- Gas Supply: Gas bottles for cooking
- Land Tax: €3065.00



## Summary

|                |          |
|----------------|----------|
| Property type: | Mansion  |
| Bedrooms:      | 5        |
| Bathrooms      | 2        |
| Price          | €799,000 |

## Key Information

|                           |          |
|---------------------------|----------|
| Year Built:               | 19       |
| Internal Area:            | 240 sqm  |
| Land Area:                | 2300 sqm |
| Floor:                    | 2        |
| How many<br>Outbuildings: | 2        |
| Number of Fireplaces:     | 2        |

### Property Features:

- property in the center of the village with great views from garden
- lovely park
- house totally renovated
- incredible finishings
- super beams on first floor and wood staircase
- massive staircase and fantastic beams on landing and rooms
- original tiling in master bedroom
- fully fitted kitchen

|                        |     |
|------------------------|-----|
| Has a Wine Cellar      | Yes |
| Has an Office / Study? | Yes |
| Has a Garden           | Yes |
| Has a Terrace?         | Yes |
| Has<br>ADSL/Broadband? | Yes |

**Location: Occitanie**





# Gallery















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates