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## Beautiful Domaine

Pech-Luna , Aude , Occitanie



# €995,000

inc. of agency fees

10 Beds    9 Baths    555 sqm    3 ha

Beautifully renovated domaine, with views of the Pyrenees, consisting of main house (370m<sup>2</sup>) with 6 bedrooms and 2 x 2 bedroom gites (100m<sup>2</sup> and 85m<sup>2</sup>). With heated pool, parking and a stunning park of 3...

### At a Glance

<b>Reference</b>	MFH-MPADOP0234	<b>Near to</b>	Pech-Luna	<b>Price</b>	€995,000
<b>Bed</b>	10	<b>Bath</b>	9	<b>Hab.Space</b>	555 sqm
<b>Land</b>	3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautifully renovated domaine, with views of the Pyrenees, consisting of main house (370m<sup>2</sup>) with 6 bedrooms and 2 x 2 bedroom gites (100m<sup>2</sup> and 85m<sup>2</sup>). With heated pool, parking and a stunning park of 3 hectares.

At the end of a country lane, surrounded by fields and wooded groves, on a south facing slope, and with far-reaching unobstructed views to the Pyrenees lies this small Domaine. This is a place of calm and tranquillity,

and a location difficult to match.

Maison Principal (Main house) 370m<sup>2</sup>

Ground floor:

Front door leads to large, south facing day room (54m<sup>2</sup>) with sitting area, dining area, fully fitted kitchen and wood burner. French doors lead to courtyard garden with outside dining area. Behind this is a pantry area (7m<sup>2</sup>) and boiler room. Two archways lead to large south facing salon ( 54m<sup>2</sup>) with fireplace and log burner. Archway leads to TV/games room (17m<sup>2</sup>) with door to rear. Doors also lead to toilet (2m<sup>2</sup>) and boiler room (2m<sup>2</sup>). Door from salon leads to sun room (23m<sup>2</sup>) and through this to laundry room (9m<sup>2</sup>). Bifold doors from sun room lead to second courtyard garden with abri and fountain.

First floor:

Landing 19 m<sup>2</sup>, with doors to:

Bedroom 1 (17m<sup>2</sup> with dressing room (6m<sup>2</sup>) and shower room (4m<sup>2</sup>)

Shower room (3m<sup>2</sup>)

Bedroom 2 (18m<sup>2</sup>)

Bedroom 3 (17m<sup>2</sup>)

Bedroom 4 (27m<sup>2</sup>) with bathroom (4m<sup>2</sup>)

Bedroom 5 (21m<sup>2</sup>) with shower room (4m<sup>2</sup>)

Second floor:

Bedroom 6 (55 m<sup>2</sup>) with shower room (5m<sup>2</sup>)

Heating via air source heat pumps.

House 2 (99m<sup>2</sup>)

Quad aspect living room/ dining room/ kitchen (59m<sup>2</sup>). Lounge area is double height, facing south. Wood burner. Doors lead to south facing terrace, east facing terrace, and rear.

Door leads to toilet (2m<sup>2</sup>) and boiler room (1m<sup>2</sup>)

First floor:

Galleried landing (4m<sup>2</sup>)

Bedroom 1 (13m<sup>2</sup>) with shower room (3m<sup>2</sup>)

Bedroom 2 (13m<sup>2</sup>) with bathroom (4m<sup>2</sup>)

Heating via gas boiler

House 3 (90m<sup>2</sup>)

Entrance leads to Living room (24m<sup>2</sup>)

Archway leads to dining room (15m<sup>2</sup>). Patio doors lead to private rear garden.

Archway leads to kitchen (10m<sup>2</sup>)

Door from dining room leads to...

Bedroom 1 (18m<sup>2</sup>) with shower room (5m<sup>2</sup>)

First floor:

Bedroom 2 (25m<sup>2</sup> into eaves) with shower, basin and toilet

Heating via gas boiler

#### Outside

Outside you will discover award winning gardens, providing areas of sun and shade, two walled courtyards, and lawned areas, all well stocked with flowers, shrubs and trees. There is a large heated swimming pool (12mx 5m). Also a piste de boules, a pond, 2 stone outbuildings (16m<sup>2</sup> and 15m<sup>2</sup>), a well, and on the boundary is a small stream. There is ample parking for 15 cars. The land extends to 3 hectares.

#### Location

Whilst secluded, the house provides easy access to centres of interest, such as Carcassonne, Toulouse, the sea, the mountains and Spain.

Over the last 10 years the houses have been extensively renovated and improved. There is no work to be done on this beautiful property.

Whether you are looking to run a chambre d'hôtes or gîte business or need a large home for extended family, this stunning property is just perfect.

## Summary

Property type:	Chateau
Bedrooms:	10
Bathrooms	9
Price	€995,000

## Key Information

Internal Area:	555 sqm
Land Area:	3 ha

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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