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## Wonderful Mini Eco-Village with gite

Malviès , Aude , Occitanie



# €699,000

inc. of agency fees

8 Beds      6 Baths      243 sqm

A wonderful mini eco village with gite, totalling 243m, set in an area with a Natura 2000 classification for biodiversity, in the wonderful countryside between Carcassonne and Limoux, with 8894m<sup>2</sup> of land. This...

### At a Glance

Reference MFH-MPADOP0230

Bed 8

Near to Malviès

Bath 6

Pool No

Price €699,000

Hab.Space 243 sqm

Land Tax N/A

### Property Description

A wonderful mini eco village with gite, totalling 243m, set in an area with a Natura 2000 classification for biodiversity, in the wonderful countryside between Carcassonne and Limoux, with 8894m<sup>2</sup> of land.

This property consists of a house divided into 2 apartments, a 4 bedroom gîte, a large shepherd's hut which sleeps 3 people and a seminar room, perfect for yoga or dance etc. All of this is set on 8894m<sup>2</sup> of land which includes a permaculture vegetable garden and woodland. With solar panels and an excellent energy rating,

this property is perfect for nature lovers.

House 1:

Apartment 1 (95m2):

Built surrounded in nature, this wooden house has recently been renovated and comes with the WOW factor. With a made to measure kitchen, wall to ceiling windows overlooking the stunning scenery and a beautiful log burner that heats the whole property. Above the open plan living/kitchen area, there is a mezzanine space which would be perfect for an office. In addition, there are two bedrooms, two shower rooms and a utility space. Off the living space, there is access to terraces that wrap around the property, enabling you to immerse yourself in nature and find a spot in the sun or shade, any time of the day.

Apartment (50m2):

Newly built, open plan apartment with made to measure kitchen, French doors onto the terrace, dressing area, and large shower room.

Gite (82m2):

Wooden chalet which sleeps 9 people, with 4 bedrooms, 2 shower rooms, large living/kitchen space and numerous terraces, which propel you into nature.

Roulotte:

Large shepherd's hut which sleep 3 with shower room, kitchen and private outside terrace.

Grounds:

Set on the outskirts of a pretty village, this property is surrounded by nature. Within the grounds there is a permaculture vegetable garden, log stores, numerous terraces and views of nature from every angle.

Additional:

Light and spacious seminar room, perfect for yoga, dance groups or as an artist studio.

Solar panels that provide €2200 of income each year.

Newly installed and compliant micro station.

Tax Fonciere €2345

Location:

Nestled in the hills between Carcassonne and Limoux, this wonderful domain is completely private but only a short distance from the village, 15 minutes to Limoux and 20 minutes to Carcassonne.

This property is perfect for someone searching for a property amongst nature. It would suit an extended family or someone wishing to run retreats/yoga groups or have an artist studio etc. With the gite and shepherd's hut, there are lots of opportunities.

## Summary

Property type:	House
Bedrooms:	8
Bathrooms	6
Price	€699,000

## Key Information

Year Built:	2009
Internal Area:	243 sqm

## Location: Occitanie



# Gallery









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