

[Click to view MFH-MSA62309](#)

Rare 33-Hectare Wildlife Domaine & Oasis of Natural Beauty (Virtual)

Carcassonne , Aude , Occitanie



€1,990,000

inc. of agency fees

4 Beds 3 Baths 700 sqm 33 ha

Fabulous Domaine consisting of a single piece of 33 ha of land with wildlife and rivers set in a haven of peace in the Aude (Occitanie). VERY RARE.

At a Glance

Reference	MFH-MSA62309	Near to	Carcassonne	Price	€1,990,000
Bed	4	Bath	3	Hab.Space	700 sqm
Land	33 ha	Pool	Yes	Land Tax	€4500.00

Property Description

Nestled in the peaceful heart of Aude in southwest France, this remarkable and rare Domaine spans over 33 hectares of fully fenced land, offering a tranquil haven away from prying eyes.

A Stately Manor with Timeless Elegance

At the heart of this haven lies this Anglo-Norman-style Manor. Dating back to 1840 this grand residence spans an impressive 700 square meters, where spacious rooms are adorned with exquisite woodwork and luxurious finishes. The estate is a testament to nature's artistry, boasting a private well, a spring, and a waterfall that gushes with 200 liters per second, a constant flow throughout the year. These natural wonders grace the landscape, nourishing two small lakes.

Beyond the Manor House

Complementing the main house is a series of outbuildings, each with its unique character, including a 17th-century 'cooler' crafted from granite blocks. Shelter your vehicles in the spacious multi-car garage, a 162-square-meter masterpiece with polished concrete flooring. Admire art in the gallery dedicated to paintings or enjoy a swim in the indoor heated swimming pool (10x4) with a 200-square-meter summer kitchen that beckons for al fresco gatherings. There's an option to purchase an additional **36 ha of land and woods adjoining this property and also electrified fence with a lake, an airstrip + a large guest chalet** for 510 000 euros.

A Symphony of Nature

This estate is set amidst ancient forests, graced by trees that have stood tall for over three centuries. You'll fall in love with this enchanting natural world, where the entire property is encircled by a majestic 'big game' fence, soaring to an electrifying 10 KW across approximately 5 kilometers. The Domaine boasts two grand entrances—one from the North, another from the South—welcoming you to this natural sanctuary. Within these forested realms, sedentary fallow deer find their home, adding a touch of enchantment to this privileged and rare haven.

The Mansion

The ground floor

- principal hall - 17 sqm
- first living room with chestnut floor - 30 sqm
- second living room and dining room - 200 sqm
- fully fitted kitchen with granite - 17 sqm
- cellar - 20 sqm
- gallery going on to pool - 45 sqm
- inside pool terraces need to be finished - 160 sqm
- Summer kitchen - 25 sqm

The first floor

- corridor - 15 sqm
- library - 17 sqm

- suite with shower room - 33 sqm
- suite 2 with shower room - 17 sqm
- bedroom in tower - 17 sqm
- bedroom 3 - 12 sqm
- bathroom
- dressing - 60 sqm

The second floor

- space for having other bedrooms - 40 sqm
- corridor and room - 150 sqm

Outside and Estate

- forest with trees 300 years old
- river
- waterfall
- property with two entrances and all electric fenced
- 50 reindeers
- old granite ice maker
- possible to purchase a guest chalet (sleeps 10) and extra land with an air strip

The Area and Access

- Carcassonne and airport at 25 minutes / Toulouse less than 1 hour
- close village at 7 minutes with many amenities and services
- lakes closeby

The property is ideally located 20 minutes from the city of Carcassonne, 6 minutes from local shops, Schools and College and health services. Carcassonne international airport is only 25 minutes away and Toulouse airport is 55 minutes.

JUST REDUCED - SERIOUS OFFERS WILL BE CONSIDERED - VIDEO ON REQUEST.

Environment & Surroundings

- Near to Shops? ✓
- Near to a Golf Course? ✓
- Lake or River View? ✓
- Mountain View? ✓

And Before You Ask

- Exposure: South
- Year of Renovation: 2018
- Reason for selling: Due to relocation
- Currently lived in: Yes
- Condition of Roof: Very good condition
- Drainage: Recent septic tank
- Land Tax: €4500.00

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€1,990,000

Key Information

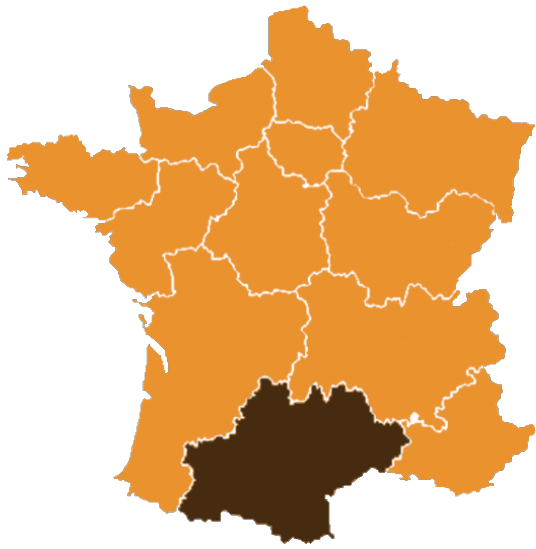
Internal Area:	700 sqm
Land Area:	33 ha
Floor:	3
How many Outbuildings:	1
Number of Fireplaces:	1

Property Features:

- Wonderful property in the woods with no neighbours
- all wire fenced
- private waterfall and river
- huge garage
- Granit stone ice maker
- inside pool
- double fireplace
- reindeers in the forest
- potential to create extra bedrooms

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has 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