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## Large domaine with land and views

Montréal , Aude , Occitanie



**€1,590,000**

inc. of agency fees

9 Beds      558 sqm      73.13 ha

Beautiful domain with fabulous mountain views, consisting of 4 renovated houses (558m<sup>2</sup>), a large function hall, 2 log cabins, swimming pool, outbuildings , garage and barns. In addition to the 714m<sup>2</sup>...

### At a Glance

<b>Reference</b>	MFH-MPADOP0241	<b>Near to</b>	Montréal	<b>Price</b>	€1,590,000
<b>Bed</b>	9	<b>Pool</b>	No	<b>Hab.Space</b>	558 sqm
<b>Land</b>	73.13 ha			<b>Land Tax</b>	N/A

### Property Description

Beautiful domain with fabulous mountain views, consisting of 4 renovated houses (558m<sup>2</sup>), a large function hall, 2 log cabins, swimming pool, outbuildings , garage and barns. In addition to the 714m<sup>2</sup> of habitable space, there are a further 1717m<sup>2</sup> of non-habitable space that has planning permission for further development.

Surrounding the property, there are 73.13 hectares of land consisting of 25 hectares of woodland and the rest

is meadows. Where ever you are in the property, there are unobstructed views of the Pyrenees mountains. On the property there is also a small lake and 3 wells.

Main house (approx. 178m<sup>2</sup>)

House 2 (approx. 160m<sup>2</sup>)

House 3 (approx. 110m<sup>2</sup>)

House 4 (approx. 110m<sup>2</sup>)

In addition:

- Wooden Chalet 1 (32m<sup>2</sup>)
- Wooden Chalet 2 (33m<sup>2</sup>)
- Reception room with bar/mini kitchen and WC (127m<sup>2</sup>)
- Work kitchen (20m<sup>2</sup>)
- New agricultural barn (257m<sup>2</sup>)
- Covered garage (60m<sup>2</sup>)
- Workshop (64m<sup>2</sup>)
- Old barns/workshops
- Additional house to renovate

Location: The domain is accessed via a private drive and grand gates, there are no neighbours - a perfectly peaceful and tranquil spot. However, it is only 20 minutes to the UNESCO city of Carcassonne and 1 hour to Toulouse, the Mediterranean sea and the ski slopes. Just a few minutes away you have access to bakeries, restaurants and supermarket, a pharmacy, school and more.

This stunning property has been sympathetically renovated. It provides the perfect space for an extended family home or indeed it is ready to go for those who are looking for commercial activity. There is potential to develop the property further too. The function room is perfect for events and the tranquillity and views from this special space really have to be experienced to be appreciated - there are not many places like this around

## Summary

Property type:	Farmhouse
Bedrooms:	9
Price	€1,590,000

## Key Information

Year Built:	1800
Internal Area:	558 sqm
Land Area:	73.13 ha

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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