

[Click to view MFH-MSA67152](#)

Charming renovated Dovecote close to Carcassonne

Conques , Aude , Occitanie



€395,000

inc. of agency fees

4 Beds 2 Baths 149 sqm 1100 sqm

Charming stone house, a former dovecote completely renovated with noble and quality materials just 10 minutes from Carcassonne in the Aude (Occitanie).

At a Glance

Reference MFH-MSA67152
Bed 4
Land 1100 sqm

Near to Carcassonne
Bath 2
Pool No

Price €395,000
Hab.Space 149 sqm
Land Tax €1772.00

Property Description

This charming former dovecote of a neighboring castle is up for sale near Carcassonne. Upon entering the house, you'll enjoy a view of the castle. It has been fully renovated using high-quality materials. The property is located close to a village with ample shopping and services, with Carcassonne, along with one of its large commercial areas, only a 10-minute drive away.

The ground floor of the property features an entrance, a living room, a fitted kitchen with a stone sink, an office/bedroom/pantry, all of which open onto a terrace and front garden in a dominant position. On the first floor, there are two bedrooms and a bathroom, while the last level boasts a beautiful suite and another bathroom.

The house comes equipped with travertine floors, modern convectors, double glazing, and electric heating. The facade and roof have been redone, and the electricity and septic tank have been brought up to standards. The property features a swimming pool garden with approval from the town hall and is located in a non-flooding zone.

The Accommodation

The ground floor

- living room with travertin - 41.53 sqm
- fully fitted kitchen - 20.53 sqm
- office or bedroom with mezzanine - 11.59 sqm

The first and last floor

- corridor - 9 sqm
- bedroom 1 - 15.92 sqm
- bedroom 2 - 17.97 sqm
- suite with bathroom - 19 sqm
- shower room - 9.20 sqm

Outside

- terrace facing south
- garden which can have a swimming pool

Additional Information

- double glazing windows
- electric heating
- travertin on floors downstairs
- fiber

The Area and Access

- view from entrance on lovely castle next door
- village with amenities
- Carcassonne at 10 minutes

This charming old house is sure to bring up emotions and is waiting for you to discover its beauty!

Environment & Surroundings

Near Airport/Ferries? ✓
Near to Shops? ✓
Near to Schools? ✓
Near to a Golf Course? ✓

And Before You Ask

Exposure: South
Year of Renovation: 2016
Condition: Ready to move in
Heating System: Electric radiators
Reason for selling: Other
Condition of Roof: Excellent
Drainage: Brand new septic tank
Gas Supply: Gas bottles for cooking
Land Tax: €1772.00

Summary

Property type: Countryside house
Bedrooms: 4
Bathrooms: 2
Price: €395,000

Key Information

Year Built: 1290
Internal Area: 149 sqm
Land Area: 1100 sqm
Floor: 3

Property Features:

- Very nice renovation with quality materials
- great situation close to a chateau
- village with amenities
- big spaces
- fully fitted kitchen with a stone sink

Has an Office / Study? Yes
Has a Garden Yes
Has a Terrace? 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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved