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Old paper water mill factory in an idyllic setting in Aude

Saissac , Aude , Occitanie



€977,000

inc. of agency fees

7 Beds 4 Baths 857 sqm 2.6 ha

Discover this historic and imposing old paper water mill factory set in 2.6 hectares with a river in an idyllic setting near Saissac and 20 minutes from Carcassonne and its airport, in Aude.

At a Glance

Reference	MFH-MSA68857	Near to	Carcassonne	Price	€977,000
Bed	7	Bath	4	Hab.Space	857 sqm
Land	2.6 ha	Pool	No	Land Tax	€2827.00

Property Description

This 18th-century old paper factory dating in the Black Mountains area of Aude is situated 20 minutes from Carcassonne and its airport, near the village of Montolieu book with all its shops and 10 minutes between Cuxac Cabardès and Saissac, villages with many shops and services.

This property is unique and could be suited for various projects; it consists of a very large main building of 757 sqm on 4 levels with the roof completely redone. This stone house has many rooms and cellars, it is partly habitable immediately on a surface of about 541 sqm. All the cellars and manufacturing parts have an area of 400 sqm. Then, on the side, there's another large building consisting of sheds of about 240 sqm and other various storage areas.

Going up the small stream, on a flat meadow, there's a stone house that would be perfect for creating a workshop or even a house. It offers approximately 70 sqm of living area on two levels with a spiral staircase Gustave Eiffel style. Along the river, you will find old stone basins, small woods, bamboo woods 15 m high or more, old canals bringing water to the factory, many granite blocks dating from the ice age, a large vegetable garden in terraces and other natural elements that will sublimate you.

The Accommodation

The Main Large Residence

- 541 sq.m habitable place
- 316 sq.m for stock but can be habitable rooms
- caves and cellars and factory - 435 sq.m

The Outbuildings

- House in garden on the edge of a little field, ideal for an artist or little house - 70 sq.m
- stone out building with barns and plenty space for upgrading to habitable space or restaurant or something else - 240 sq.m

Outside

- little woods
- bamboo woods
- river
- granite stones
- vegetable restaurant gardens
- park
- stone canals for going to the mill
- greenhouse on balcony

Additional Information

- roof redone

- fantastic stair case
- land - 26464 sq.m

The Area and Access

- villages with shops and services at 10 minute drive
- book village at 10 minute drive
- lakes close
- plenty of walking and cycling paths

*Guaranteed potential for anyone loving this style of property, people loving restoration projects of old buildings having a real soul, people with a project of cottages or bed and breakfast because you will also have the opportunity to organize weddings or other parties. **Exceptional!***

Environment & Surroundings

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

And Before You Ask

Condition:	Renovation project
Heating System:	East
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Septic tank needs updating
Gas Supply:	Gas bottles for cooking
Land Tax:	€2827.00

Summary

Property type:	Countryside house
Bedrooms:	7
New Home?	No
Bathrooms	4
Price	€977,000

Key Information

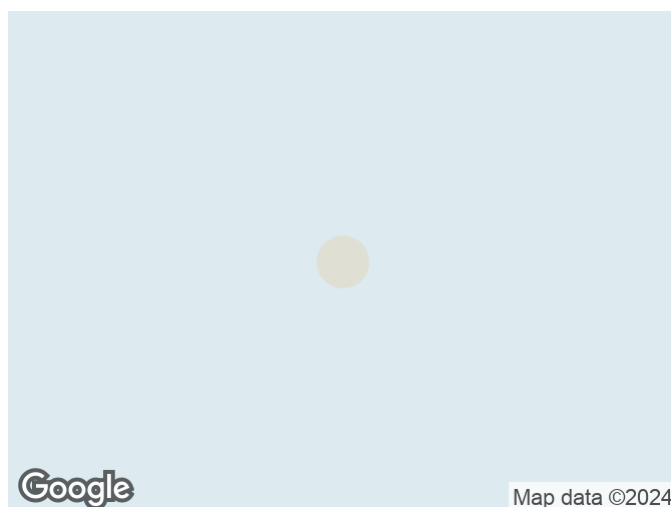
Year Built:	1800
Internal Area:	857 sqm
Land Area:	2.6 ha
Floor:	4
How many Outbuildings:	2
Number of Fireplaces:	1

Property Features:

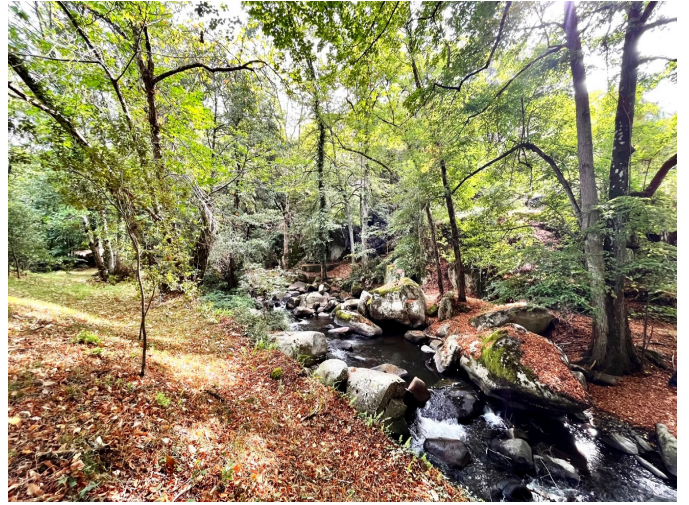
- Old Paper Manufacture Mill
- Property full of character
- river on property
- two stone outbuildings
- woods and bamboos
- terraces vegetable gardens
- big volumes in principal building
- fantastic caves all in stone
- park
- calm area

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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