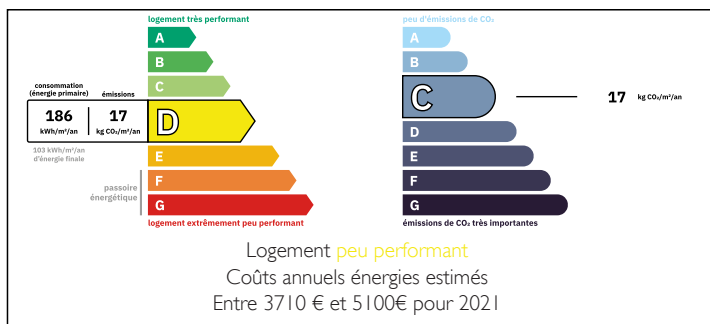


Magnificent 18th-century manor house and estate, Carcassonne



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	7
Bath:	4
Floor:	350 m2
Plot Size:	33240 m2

IN BRIEF

Just 5 minutes from Carcassonne's UNESCO-listed medieval Cité and the Canal du Midi, this beautifully maintained 3-hectare estate combines privacy, historical charm, and strong tourism potential.

The main house offers over 300 m² of elegant living space with a grand entrance hall, stone staircase, formal reception rooms, study, farmhouse kitchen, 4 double bedrooms, 2 bathrooms, and convertible attic space. Period parquet, tiled floors, and original marble fireplaces throughout.

Modern comforts include oil central heating with new heat pump, double glazing, and a security system.

The annex features 3 bedrooms, 2 bathrooms, wine cellar, and utility areas – ideal for guest or staff accommodation.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	8000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Accessed via a 200-metre private drive through stone gates, this elegant 18th-century estate offers complete privacy just minutes from Carcassonne's UNESCO-listed mediaeval Cité and the Canal du Midi.

The main house opens through imposing double oak doors into a 26m² entrance hall, with a dramatic galleried stone staircase lit by original stained-glass windows. The first floor features a formal dining room (31m²), elegant drawing room (30m²) with French doors to the terrace, a study (13m²), hallway to the rear terrace (5m²), and a charming 23m² farmhouse kitchen with open fireplace in local Caunes marble, plus a pantry. Original parquet and tiled floors are beautifully preserved throughout.

Also on the first floor is a spacious double bedroom (19m²) with a private ensuite (10m²).

On the second floor are three further bright double bedrooms (11m², 15m², 14.9m²) and a generous family bathroom (11.5m²), along with large, convertible attics offering further development potential.

The property is impeccably maintained, with oil-fired central heating recently upgraded with an energy-efficient heat pump. All windows are double-glazed, and a modern security system is in place.

Annex:

Ground floor: boiler room, storeroom, wine cellar.

First floor: double bedroom with ensuite shower and WC, and additional storage.

Second floor: two bedrooms and a shower room with WC.

This building could be reconfigured into an independent guest house or staff accommodation.

Cottages & Rental Income:

Four charming stone cottages (55–75m² each), arranged over two floors, are currently rented and generate approximately €22,000 in annual income.