

540 m character property set on 23,000 m of grounds, featuring an owner's residence and two furnished gîtes.



INFORMATION

Town:	Castelnaudary
Department:	Aude
Bed:	10
Bath:	8
Floor:	540 m2
Plot Size:	23000 m2



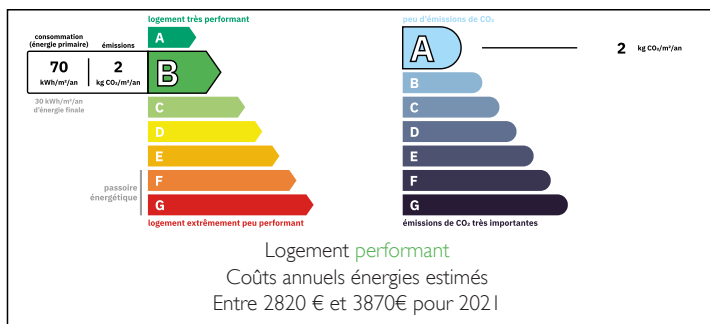
IN BRIEF

Large Historic Property Converted into Holiday Gîtes – 540 m² of Living Space + Performance Hall
Ideal for corporate seminars.– Near Castelnaudary (Occitanie, South of France)

Located in the beautiful Occitanie region, just a few kilometers from Castelnaudary, between Toulouse and Carcassonne and only an hour from Narbonne, this exceptional historic property offers a unique setting for both private and professional projects.

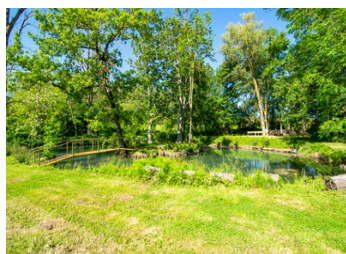
With approximately 540 m² of living space, this semi-detached but secluded building, fully renovated and currently operating as gîtes, is ideal for a wide range of uses: family home, artist residence, shared living, co-housing, group accommodation, wellness or creative retreats, and more.
Ideal for corporate seminars.

ENERGY - DPE



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: 3800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Flexible Layout for Diverse Projects

The property consists of three interconnecting dwellings, plus:

An independent 90 m² performance or activity hall (also ideal for sports, events, or artistic workshops), with excellent acoustics,

A 20 m² annex room with a large 6-person sauna, kitchen, and bathroom,

A disused chapel with character,

A garage,

And a back kitchen.

Generous Features:

3 kitchens,

3 living rooms,

10 bedrooms, including one impressive 80 m² suite with mezzanine,

8 bathrooms,

8 toilets.

Energy & Comfort:

Solar panels,

Heat pumps,

Energy rating: B,

Greenhouse gas emissions: A.

Sewage system: micro wastewater treatment system (less than 5 years old)

Outdoor Space:

A fenced garden of approximately 800 m²,

An adjoining plot of 23,000 m² (meadow), including a large pond with its own island,

Automatic irrigation system powered by two wells.

Currently, the two gîtes are rented year-round with a very high occupancy rate, ensuring excellent profitability. The business is managed by a single person.

A Place Steeped in History

This historic building once hosted Pierre-Paul Riquet, the mastermind behind the Canal du Midi, who stayed here for over a year in the 17th century to