

## Character Stone Property with Gîte Potential in Villepinte

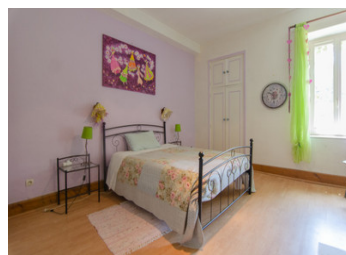


## INFORMATION

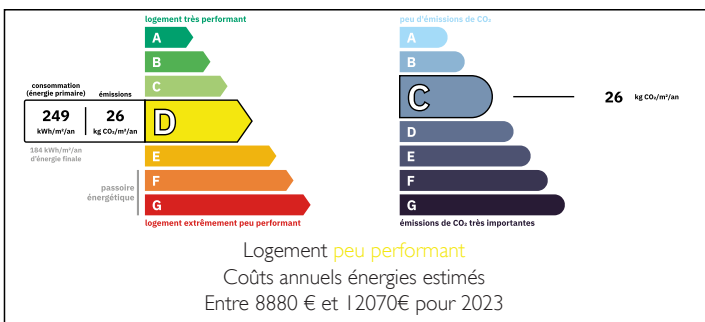
Town:	Villepinte
Department:	Aude
Bed:	11
Bath:	7
Floor:	450 m <sup>2</sup>
Plot Size:	4190 m <sup>2</sup>

## IN BRIEF

Located between Castelnaudary and Carcassonne, in a village with access to the Canal du Midi, this historic stone property offers charm, space, and great potential. Set in a peaceful position with south-facing garden, it includes a spacious main home and two additional dwellings that could be used as gîtes or guest accommodation. The buildings, dating back to the 12th century, sit on a beautifully wooded 4190 m<sup>2</sup> plot with a swimming pool. While the property requires some renovation, it presents an exceptional opportunity to create a unique home or income-generating business. Just minutes from local amenities including a health centre, supermarket, bakery, pharmacy, and restaurant, and only 20 minutes from Carcassonne airport, this is a rare chance to invest in a character-filled property in a sought-after location.

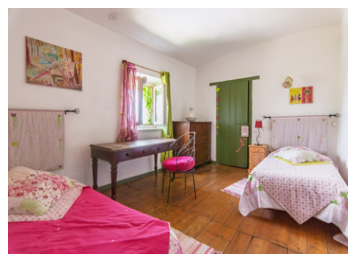


## ENERGY - DPE



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.



## DESCRIPTION

Brimming with historic character and set in a commanding position, this former 12th-century stone building offers a rare combination of space, flexibility, and development potential. Whether you are looking to create a large family residence with guest accommodation, launch a gîte business, or restore a heritage home in the south of France, this property offers a fantastic canvas for your vision.

Currently divided into three separate dwellings—each with private access—the layout allows for various configurations, such as one main home and two gîtes, or a multi-generational setup. The property has not been lived in for some time and does require some renovation, but its charm, setting, and scale make it a unique opportunity.

Set on a 4,190 m<sup>2</sup> wooded plot with a pool, the home enjoys full south-facing exposure and a lovely view of the garden and trees.

Main Dwelling (approx. 260 m<sup>2</sup>)

The largest of the three dwellings spans three floors and features:

Ground Floor:

Generous open-plan living and dining room

Spacious kitchen

One double bedroom with ensuite bathroom

Separate WC

Two verandas (approx. 30 m<sup>2</sup> and 40 m<sup>2</sup>)

First Floor:

Two double bedrooms

Family bathroom

## LOCAL TAXES

Taxe foncière: **3250 EUR**

Taxe habitation: **EUR**

## NOTES