



Mas, Farm,

11000, Aude, Occitanie

€640,000

Ref: 2418

* Available * 1 Bed * 1 Bath

19th Century property with main house with 4 bedrooms and a large sitting room, 3 self-contained Gite with two bedrooms each, completely renovated to a high standard, private terrace for each...

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French Entrée 

Property Description

Built around 1850 this stone property is situated in the greater Carcassonne area, Languedoc Roussillon, Occitanie, South of France. A well renovated property, ready to move in and to carry on the small rental business. Modern garden with various terraces, establish trees and flower beds, large parking with automatic gates, secure swimming pool with a large terrace around for sunbathing. This quiet property is situated just outside a village with all commodities. You will feel a warm feeling as soon as you enter it. Daily shopping is five minutes away furthermore the village is also 20 minutes away form a major town and golf!

Description of the property The property offers 444m² of living space in all. Main House Sh 177m² Ground Floor: Kitchen 12,5m², entrance 19,5m², toilet 2m², sitting-dining room 36m², bottom of stairs 5m², back kitchen-laundry 5m², small dining room with an insert 16m². 1st floor: laundry room 6m², bedroom 1 20m², bedroom 2 13m², bathroom 9m², WC 1,6m², shower room 3m², bedroom 3 10m², WC 2m², dressing room 7,5m², bedroom 4 12m². Gite 1 Sh 110m² Ground Floor: Entrance 11m², kitchen-sitting room 38m², WC 2,6m², and shower room 2m², bottom of stairs 3m². 1st floor: Landing 14m², bedroom 1 11m², bedroom 2 21m², bathroom 4,5m², dressing room of bedroom 2 3,5m². Gite 2 Sh 78m² Ground Floor: Entrance hall 5m², bathroom and WC 5,5m², bedroom 1 17m², Sitting room-dining room-open kitchen 30m², bedroom 2 21m², private covered outside terrace 34m². Gite 3 Sh 79m² Ground Floor: Kitchen 8m², sitting room-dining room 25m². 1st floor: Landing 6m², bedroom 1 11,5m², shower room and WC 3m², bedroom 2 18m², shower room and WC 7m². Swimming pool 10 x 4m, concrete, heated, pool house for the equipment, winter cover, large sun bathing terrace around secure by a small wall. Garden 4145m² approximately, nicely shaped and well look after, several terraces, eating areas, cabanas. General condition The property is in very good order and can be lived in straightaway. Double and simple glazing on all openings, electric heating system with radiators mainly and insert fire place. Gites in very good order. Comments Gites bring some extras as this would be perfectly suitable for a small family wanted to carry on the rental. Ideally situated with easy access to the various regional airports, railway system and motorways. Sea and skiing at proximity. A rare and unique property!

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