



Mas, Farm,

11000, Aude, Occitanie

€995,000

Ref: 2468

* Available * 1 Bed * 1 Bath

Equestrian country estate, house with gite, 304m2, 7 en-suite bedrooms, B&B, terraces, outbuildings, stables, tack room, garage, parking, 60ha of fenced meadows and woodland, paddock,...

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French Entrée 

Property Description

This equestrian domain is located in the region of Carcassonne, Languedoc Roussillon, Occitanie, South of France. The property provides 304m² of living space and is maintained to a high level with 7 en-suite bedrooms; part of the house having a second kitchen and living-room to make a separate gite. The outbuildings of roughly 250m² comprise of stables with two boxes, large storage areas and a garage, and are in good condition. Outside there are several terraces for dining, a large car park and a paddock. This could be a large family residence for horse-lovers, but the property also lends itself to commercial projects, as a B&B, for hikers and cyclists and the nearby European Equestrian Route, and as an equestrian boarding centre. These views that no photos can reproduce, and the calm of this area embellished only by birdsong, make this place a simply magical place. For lovers of peace and nature this property will not leave you indifferent.

Description of the buildings Main house habitable surface 304m² on 2 levels. Ground floor: Garage 97m², storage 52m², storage 56m², stables 41m², tack room 12m², kitchen 28m², bathroom 10m², living room and dining room 52m². 1st Floor: Bedroom 1 19m², shower room 11m², bedroom 2 11.5m², shower room 6m², bedroom 3 13m², shower room 6m², dressing room 6m², dressing room 4m², bedroom 4 18m², shower room 5m², WC 1.5m², laundry room 5m², bedroom 5 15m², bathroom 6.5m², bedroom 6 14m², WC 1.5m², shower room 5m², bedroom 7 15m², shower room 7m², 2nd kitchen 10m², 2nd living room 34m².

Grounds The property is sold with 60ha of fenced meadows and woodland divided roughly as 40ha of meadow and 20ha of woodland. Surrounded by undulating countryside, the buildings take a prominent position on the flat of a small hill providing panoramic views. Numerous terraces on all sides for outdoor living, ample parking for cars. Century-old trees.

General condition The property is in good condition. The park and the spaces have been well maintained over time. Several sheltered spaces for horses are scattered over the meadows and can cater for around 20 horses. A video surveillance system controls the entire area and there is fibre optic for internet.

Comments A very pleasant and warm property in a unique position with a breath-taking endless view to the Pyrenees. A peaceful site in the heart of nature and yet only a short drive from a larger town. This area offers a wide range of opportunities for both family and business, with plenty of activities which lend themselves to B&B and horse-boarding income. Short distance for fast connections with railways, airports and highways. A rare opportunity for horse-lovers ? not to be missed!

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