



# Mas, Farm,

11000, Aude, Occitanie

€1,470,000

Ref: 2474

\* Available \* 5 Beds \* 1 Bath

Beautifully renovated domain, 435m<sup>2</sup>, 4 bedroom main house, 5 bedroom gite, established restaurant, bars, large covered terraces, professional kitchen, BBQ, cellar, office, 5ha parkland, river,...

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**French Entrée** 

## Property Description

This superb 17th century property is located in the region of Carcassonne, Languedoc-Roussillon, Occitanie, South of France. The domain of 5 hectares comprises a superbly renovated main house and cottage creating gite accommodation and a cosy, well designed restaurant for all-year dining with, additionally, large enclosed terraces that can cater for bigger events, dancing, seminars, marriages and large-scale summer BBQ's. The 5-bedroom gite can comfortably sleep 14 guests with its own large function room, bar and pool table. Outside a small river feeds a large pond for duck and geese, adding to the ambience of the outdoor dining spaces, and the superb secure swimming pool with a large sunbathing area and hot-tub, the lawns, and children's play area provide amusement for all the family. The property has been well-thought out, providing ample backroom facilities for storage and food preparation. This is a wonderful commercial project with a renowned restaurant and gite business in a relaxing setting at the foot of the black mountain that you can simply pick-up and put your own stamp on, or develop the business to your own ideas. A superb business opportunity in hospitality awaits you!

**Description of buildings**

**Main house and restaurant:** Ground floor: enclosed dining space with a massive BBQ area and bar 95m<sup>2</sup>, prep/washing-up area 16m<sup>2</sup>, kitchen, disabled WC 22m<sup>2</sup>, interior restaurant with large fire-place 60m<sup>2</sup> Basement: cellar, prep areas, office, shower room, WC 135m<sup>2</sup>, terrace and decking 130m<sup>2</sup>, garage 90m<sup>2</sup>, barn 40m<sup>2</sup>, storage 90m<sup>2</sup>. 1st Floor: 4 bedrooms, 3 shower rooms, WC, 95m<sup>2</sup>.

**Gite** Ground floor: dining room/lounge/bar 63m<sup>2</sup> with large fire-place, fitted kitchen 27m<sup>2</sup>, bathroom 6m<sup>2</sup> 1st floor: bedroom 1 12m<sup>2</sup>, bedroom 2 19m<sup>2</sup>, bedroom 3 23m<sup>2</sup>, bedroom 4 32m<sup>2</sup>, bedroom 5 13m<sup>2</sup>, shower room 1 2m<sup>2</sup>, shower room 2 3m<sup>2</sup>, 3 toilets in total. Swimming pool: 12m x 5m, constructed in concrete, tiled, large terrace, fenced. Hot tub for 6 people

**Grounds** Covering an area of 50 602m<sup>2</sup> in one piece, a park with very beautiful established trees, river, large pond, Mediterranean garden around the buildings, flower beds, lawns, fruit trees, fenced pool & hot tub area, children's play area, parking, multiple seating areas and views of the Black Mountains on the horizon. Very calm situation.

**Condition** The property is very well maintained, renovation well done, in excellent condition and ready to move in. Mostly double glazed. Heating is by fuel and wood, with huge fireplaces to add to the atmosphere.

**Comments** This large, well-established, commercial property is on the outskirts of a small village with easy access to shops. The park is very quiet with wonderful views of the surrounding countryside and the buildings laid out for large groups, marriages, seminars and other events. The atmosphere is very warm and convivial, with summer dining overlooking the charming duck pond or year-round in the cosy restaurant. Ideally located with its quick access to the various airports in the region, to railways and highways, not far from a big city. A very rare project waiting for you to write the next chapter in its history - visit without delay!



## Gallery

