



# Fantastic renovated historic property with independent units, land and pool near Canal-du-Midi,

11150, Bram, Aude, Occitanie

\* Available \* 10 Beds \* 9 Baths

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## €950,000

Ref: BVI73681

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**French Entrée** 



## Property Description

Step into the splendor of this meticulously renovated longère (farmhouse), spanning an impressive 550 m<sup>2</sup>. Situated in the heart of the captivating Lauragais tourist region, between the charming locales of Castelnaudary and Carcassonne, this exceptional property offers a rare and unique opportunity.

The main residence boasts a substantial independent living area, which features a well-appointed kitchen/dining room, a generously sized living room, three bedrooms ? each with its own private shower/bath room ? and an inviting office space. Complementing the main residence are four fully independent cottages.

Nestled within a sprawling 1-hectare site, this farmhouse provides direct access to the renowned Canal du Midi, creating a tranquil and picturesque setting. The meticulously landscaped complex encompasses multiple terraces and relaxation areas, including a sun-kissed poolside oasis with a heated swimming pool?an ideal retreat to unwind in style.

The property includes a versatile 100 m<sup>2</sup> barn, providing you with the flexibility to shape it according to your preferences. With a well-thought-out layout, quality fittings, and impeccable condition, the barn presents an ideal space for year-round use.

The property is near the UNESCO world heritage site of Canal-du-Midi and is perfect for revenue generation businesses (gites, chambre d'hotes, events - subject to necessary permissions) or as a luxurious family residence or holiday house in Southern France.

Conveniently located just 5 minutes from essential amenities, this residence requires no additional work, ensuring a seamless transition for its future owner. From its enchanting surroundings to its myriad features, this property invites you to explore endless possibilities for your diverse projects. Immerse yourself in a lifestyle where luxury meets functionality, and let the allure of this unique estate captivate your imagination.



