



## 6 Bed Stone Farm house & Gite For Sale In St Benoit Aude



### Информация об агенте

Название:	Niall Madden
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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 293,392.17

### Местоположение

Страна:	Франция
Адрес:	Gary Sud, Domaine de Gary
Почтовый индекс:	11230 St Be
Добавлено:	24.07.2025

Описание:

6 Bed Stone Farm house & Gite For Sale In St Benoit Aude France

Esales Property ID: es5554692

### Property Details

An Idyllic French Countryside Estate: Secluded Stone Farmhouse with Gîte and Extensive Land in St. Benoît, Aude, France

Discover an extraordinary opportunity to acquire a secluded stone farmhouse, complete with a charming gîte and vast prairies, nestled in the serene and picturesque landscape of St. Benoît, Aude, in the south of France. This remarkable estate, comprising 11 hectares (approximately 27 acres) of usable land, offers unparalleled privacy and versatility, making it an ideal acquisition for those dreaming of a substantial family home, a thriving holiday rental business, or a functional equestrian or farming property. The property's strategic location provides easy access to local amenities and swift connections to international travel hubs, including Carcassonne Airport. Further detailed information, including additional photos and specifics, can be provided directly via email upon serious inquiry.



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## A Charming and Spacious Family Home

The heart of this enchanting property is the traditional stone farmhouse, exuding rustic charm and timeless appeal. This substantial residence boasts six generously sized bedrooms, providing ample accommodation for a large family, numerous guests, or the flexibility to convert rooms into dedicated workspaces, studies, or hobby areas. The enduring character of the stone construction is evident throughout, offering a warm and inviting atmosphere that blends seamlessly with its natural surroundings. Imagine waking up to the peaceful sounds of the countryside, with sunlight streaming through classic French windows, before stepping out to enjoy the vast outdoor spaces.

## Integrated Gîte for Income or Guests

Adding significant value and versatility to the estate is an integrated gîte. This self-contained unit offers a perfect solution for generating rental income, providing comfortable accommodation for visiting friends and family, or serving as independent living quarters for staff or extended family members. The presence of a gîte is a highly sought-after feature in the French property market, especially in regions popular with tourists, as it allows owners to offset costs or create a profitable business venture without sacrificing their own privacy within the main farmhouse. Whether envisioning a full-time holiday rental operation or simply offering occasional guest lodging, the gîte is a substantial asset.

## Extensive Land and Equestrian/Agricultural Potential

The property sits on an impressive 11 hectares (approximately 27 acres) of prairie land. This vast expanse of usable terrain is a rare find, opening up a multitude of possibilities. For those with equestrian interests, the land is perfectly suited for grazing horses, establishing riding trails, or expanding existing facilities. The presence of stables with capacity for 5 to 9 horses already caters to serious equestrians or could be an excellent foundation for a livery business.

Beyond equestrian pursuits, the expansive prairies are ideal for various farming activities. The topography simplifies agricultural operations and enhances productivity. Alternatively, the land offers immense potential for leisure and lifestyle pursuits; imagine creating extensive gardens, an outdoor events space, or simply reveling in the unparalleled privacy and natural beauty surrounding your home. There is also some forest land included in the total, sufficient to supply wood for the two wood burning stoves each winter.

## Valuable Outbuildings and Development Potential

Beyond the main farmhouse and gîte, the property includes a substantial barn. This versatile outbuilding provides significant space for storage of agricultural equipment, hay, vehicles, or could be developed further into additional workshops, studios, or even converted into more living accommodation, subject to obtaining the necessary planning permissions. Such a large barn offers endless possibilities for customization based on the new owner's specific needs and aspirations.

Further enhancing the property's investment potential are two designated plots for chalets. The local



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Marie is in favour for the construction of additional chalet-style dwellings, offering a unique opportunity for further development. This could involve building more holiday rental units, creating multi-generational living spaces, or developing a small, exclusive holiday park. The ability to expand the property's accommodation capacity significantly increases its income-generating potential and future value. This feature is particularly attractive for those looking to establish a larger hospitality enterprise or accommodate multiple families.

#### Ideal for Holiday or Farming Pursuits

This estate is truly an ideal property for both holiday and farming ventures. For a holiday property, its secluded nature, ample accommodation (main house plus gîte), potential for additional chalets, and proximity to tourist attractions in the Aude region make it perfect for group bookings, family holidays, or as a base for exploring the diverse landscapes of Southern France. The presence of stables further enhances its appeal for niche tourism, such as equestrian holidays.

For those with farming aspirations, the 11 hectares of prairie, combined with existing stables and a large barn, provide a solid foundation for various agricultural or animal husbandry endeavors. Whether you dream of sustainable farming, breeding horses, or simply living a self-sufficient rural life, the infrastructure and land are ready to support your vision. The property's setting, as the 'centre of 3 houses,' suggests a small, perhaps informal, cluster of properties, offering a sense of community while retaining significant individual seclusion and privacy due to the vast land ownership.

#### Strategic Location and Accessibility

The property's location in St. Benoît, Aude, is a key advantage. The Aude department is part of the Occitanie region, known for its stunning Mediterranean coastline, the majestic Pyrenees mountains, and its rich historical heritage, including Cathar castles and the Canal du Midi.

Crucially, the estate offers southwest (SW) easy reach to Carcassonne Airport (CCF). Carcassonne Airport is a major regional hub, particularly for budget airlines like Ryanair, providing direct connections to numerous European cities, including destinations in the UK, Ireland, and Belgium. This excellent accessibility means that the property is not only a tranquil retreat but also highly convenient for international visitors and for those living abroad who wish to use it as a holiday home. The short transfer time to the airport significantly enhances the property's appeal for both personal use and rental income generation. Other nearby airports that could offer additional flight options include Toulouse-Blagnac Airport (TLS) and Béziers Cap d'Agde Airport (BZR), though Carcassonne remains the most direct for this specific location.

#### A Turnkey Opportunity

This unique offering represents a turnkey opportunity for discerning buyers. The combination of a large, traditional stone farmhouse, an income-generating gîte, extensive and usable land with river potential, substantial outbuildings including stables and a barn, and the added benefit of development plots for chalets, all within easy reach of an international airport, is exceptionally rare. The seller is handling the process directly, and further details, including additional photographs and comprehensive information,



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are available by email for serious enquiries, ensuring a direct and transparent communication channel for potential buyers. This is more than just a property; it's a chance to embrace a fulfilling lifestyle in the beautiful French countryside, with vast potential for personal enjoyment, family gatherings, and significant income generation.

The adjoining houses are currently only partially used at the present as the owners live in Belgium and only come down for holidays and the summer period, so for long periods of the year are not occupied. There are 3 other houses in the hamlet two of which are inhabited all year round the other is a holiday home.

Main house. 61.5 sq.m – kitchen 7.3 sq.m. Dining kitchen 11.7 sq.m. Entrance hall 10.34sq.m. Toilet 2.5 sq.m Dining Room 14.44 sq.m and utility room 8.13 sq.m. Total 54.41sq.m. Not including pantry, passage and stair space.

First Floor: Bedroom 10,26sq.m, en suite shower & dressing room 9.76 sq.m. Lounge Area 39.9 sq.m (3.95 x 10.10). Again not including a passage & storage space.

Top Floor: 3 bedrooms and a separate bathroom 56.92 sq.m. Each of these rooms has some sloping roof area but have windows.

The gite, which is an integral part of the main building but separated by two doors and a small pantry.

Ground Floor: 12.8 sq.m., Lounge/dining area 28.32 sq.m: not including pantry and boiler room

First Floor 2 bedrooms, separate toiler and a shower room 44.84 sq.m.

Access to external staircase and terrace of 9.66 sq.m.

From this you will see that there are 6 bedrooms in total (if you count the dressing room as a bedroom this could be 7. There is 1 bathroom and 3 shower rooms.

Total living area is 257.21 sqm.

## ABOUT THE AREA

Saint-Benoît is a charming and peaceful commune nestled in the Aude department of the Occitanie region in Southern France. This tranquil village offers an authentic taste of rural French life, characterized by its beautiful natural surroundings and a quiet, unhurried pace. While it is a relatively small community, it provides a serene escape from the bustle of larger towns, making it an ideal spot for those seeking relaxation and a connection with nature. Its elevated position offers varied terrain, from lower valleys to higher hills, showcasing the diverse landscapes typical of the Aude.

The Aude department, where Saint-Benoît is situated, is a region rich in history and natural beauty. It's renowned for its stunning Mediterranean coastline, the dramatic Pyrenees mountains to the south, and an extensive network of vineyards producing renowned wines. History enthusiasts are drawn to the region's



strong Cathar heritage, evidenced by numerous impressive castles perched on rocky outcrops, as well as the UNESCO World Heritage site of the Canal du Midi. Living in or visiting Saint-Benoît offers a perfect base to explore these fascinating historical sites, picturesque villages, and the varied landscapes that stretch from the mountains to the sea.

Beyond its natural and historical allure, the local economy in and around Saint-Benoît is often tied to agriculture and a growing tourism sector. The peaceful environment provides opportunities for outdoor activities such as hiking and cycling, allowing visitors and residents to fully immerse themselves in the idyllic French countryside. The region's commitment to preserving its natural environment ensures a high quality of life, with clean air and a strong connection to local traditions and produce. This blend of tranquility and accessibility to wider regional attractions makes Saint-Benoît an attractive location for both permanent residents and those seeking a holiday retreat.

For travelers, Saint-Benoît benefits from its proximity to several airports, ensuring good connectivity to the rest of France and Europe. The nearest major international airport is Carcassonne Airport (CCF), located approximately 30-40 minutes away. Carcassonne Airport is particularly well-served by budget airlines like Ryanair, offering direct flights to various cities across the UK and other European destinations. Other accessible airports include Toulouse-Blagnac Airport (TLS), about an hour's drive away, which offers a broader range of international flights, and Béziers Cap d'Agde Airport (BZR), approximately 1.5 hours away. These options provide excellent flexibility for residents and visitors, making Saint-Benoît an easily reachable rural haven in Southern France.

#### MAiN FEATURES:

- \* 272m2 of living space
- \* 110000m2 plot ( 11 Hectares )
- \* 6 Bedrooms
- \* 4 Bathrooms ( 3 Shower rooms & 1 Bathroom )
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### Общие

Спальни:	6
Ванные комнаты:	4
Готовые кв.м.:	272 кв м

#### Lease terms



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