



## Detached Country House with Open Views



### Информация об агенте

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| Название:          | David Evans                                                   |
| Название компании: | Cle France Ltd                                                |
| Страна:            | Великобритания                                                |
| Experience since:  |                                                               |
| Тип услуг:         | Selling a Property                                            |
| Specialties:       |                                                               |
| Property Type:     | Apartments, Houses                                            |
| Телефон:           | +44 (1440) 820-358                                            |
| Languages:         | English, French                                               |
| Веб-сайт:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 909,357.42 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Франция    |
| Область:         | Occitanie  |
| Почтовый индекс: | 11410      |
| Добавлено:       | 11.03.2026 |

#### Описание:

Just 15 minutes from Castelnaudary and less than an hour from Toulouse, discover this superb character property, with its stone building nestled in the heart of over 54 hectares of adjoining land and heath.

The main house, with a surface area of 225 m2, offers:

- Ground floor: a spacious living/dining room, a separate kitchen, two bedrooms, a shower room, and an office.
- Upstairs: you will find nine additional bedrooms and two bathrooms, ideal for accommodating family and friends.

The property also includes a boiler room, a cellar, an independent 80 m2 apartment, 55 m2 of outbuildings, and an 89 m2 barn.

Central heating is provided by an oil-fired boiler.

#### Property Specifications:

Living area (m2): 225 m2



Land area: 54 hectares of land  
Number of bedrooms: 11  
Number of rooms: 17  
Number of floors: 1  
Number of bathrooms: 1  
Number of shower rooms: 1  
Kitchen: Separate

#### Financial Information:

Agency fees will be entirely paid by the seller:  
Annual property tax: 3,037 Euro.

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Состояние: Good

## Общие

Спальни: 11  
Ванные комнаты: 2  
Площадь участка: 540000 кв м

## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.259.056

