



2 PROPRIÉTÉS  
avec 4 ha de terres

## Property

CARCASSONNE (11)

725 745 €\*

\* Agency fees to be paid by the seller



2410 m<sup>2</sup>



50 pièce(s)

## PROPERTY DESCRIPTION

\*\*\*\* SPECIAL RENOVATION – INVESTOR \*\*\*\* You need to invest in stone for your home while having an effective profitability? This is where our paths meet! Here are 2 farmhouses, 2 properties that we offer. You are at the gates of Carcassonne, in the countryside, 20 minutes from the airport and 1 hour from Toulouse. 360° view of the Pyrenees and the Montagne Noire, the surrounding fields and villages. Quiet environment, countryside as far as the eye can see. => On the first property: it is 1362 m<sup>2</sup> of developable surfaces + 2 hectares of agricultural land. => On the second: it's 1048 m<sup>2</sup> of developable surfaces + 2 hectares of agricultural land. The main buildings are connected to water and electricity. Autonomous sanitation is to be expected. The traditional Lauraguais type sheds but also the sheds will allow you to project yourself: storage? indoor swimming pool ? dance hall ? housing? garage ? ... The roof structures (tiles/wood) and walls (stones/bricks) are in good condition or need to be reinforced on certain facades. You also have 2 installations of photovoltaic panels which will allow you to produce and resell electricity for the next 13 years at a very good price! A budget estimate of the works was made for the division and the creation of 13 dwellings spread over these 2 farms. All these divisions into living quarters (or other) are to be created. The volumes are empty. Give free rein to your desires and your needs! Consult us for more information: advice, costing per m<sup>2</sup>... All projects are possible: large main house, holiday accommodation, rental accommodation, event reception, hotels, exhibitions, luxury residences, family retirement homes... Various activities and varied as much for craftsmen, individuals or financial investors. Possibility of acquiring one or the other of the properties. An opportunity to seize! ==> Céline: 06.27.06.28.63 // Geert: 06.49.63.14.28 #renovation, #farm, #countryside, #carcassonne, #toulouse, #events, #accommodation, #rental, #investment, #land, # volume, #space, #project, #bedroom, #holidays, #leisure, #private, #calm, #serenity, #photovoltaic, #profitability, #blanchemin, #deryck, #capifrance The fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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CARCASSONNE

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 811943

Property type ..... Property

Year of construction ..... 1600

Exposure ..... South

Vue dégagée, Panoramique, sur Montagne, sur  
Vignes

### SURFACES

Living space ..... 2410 m²

Land surface ..... 40000 m²

### COMPOSITION

Number of rooms ..... 50

### APPENDIX

Parking ..... extérieur

Parking space ..... 60

Garage ..... 10

Videophone ..... Non

### SERVICES

Kitchen ..... vide



CAPIFRANCE  
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle