



Property

CARCASSONNE (11)

379 000 €*

* Agency fees to be paid by the seller



1362 m²



5 pièce(s)

PROPERTY DESCRIPTION

Axis CARCASSONNE ? TOULOUSE Come and discover this old agricultural farm of more than 1300 m² of potentially habitable surface and its 2 hectares of land. You are in the middle of the countryside, surrounded by vegetation, with a 360° view of the Montagne Noire, the Pyrenees and the bell towers of the surrounding villages. With the charm of a country life. The buildings, empty and closed, are of solid structure and in good condition. The roof has been revised and fitted with photovoltaic panels producing and retroceding electricity at a very good price. Contract valid for 13 more years. Up to 6 accommodations possible, entirely to be created: from T3 to T5, with gardens and private terraces. The many sheds and sheds will also meet your space needs. Whether you are a craftsman, private individual or lessor investor, this property meets a majority of your criteria: high potential, close to all amenities, interior volumes, outdoor space, environment... A budget estimate has been established with craftsmen: contact us for find out more. The projects are diverse: housing, holiday accommodation, annual rental, intergenerational grouping, office, storage, breeding, sports center... Contact us to schedule your visit. ==> 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.

** 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!



Geert DE RYCK

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Agent

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CARCASSONNE

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LE BIEN EN IMAGES



PROJET D'AMÉNAGEMENT VIRTUEL
Non contractuel - Pour info générale

POTENTIEL

RDC	LOGEMENT 6 T3 - 2 Niveau SH : 200 m²	LOGEMENT 5 T3 - 2 Niveau SH : 90 m² env.	LOGEMENT 4 T4 - 2 Niveau SH : 115 m² env.	LOGEMENT 3 T3 - 3 Niveau SH : 100 m² env.	LOGEMENT 2 T3 - 2 Niveau SH : 185 m² env.	LOGEMENT 1 T4 - 2 Niveau SH : 130 m² env.	NORD SUD
1er étage	LOGEMENT 6 T3 - 2 Niveau SH : 200 m²	LOGEMENT 5 T3 - 2 Niveau SH : 90 m² env.	LOGEMENT 4 T4 - 2 Niveau SH : 115 m² env.	LOGEMENT 3 T3 - 3 Niveau SH : 100 m² env.	LOGEMENT 2 T3 - 2 Niveau SH : 185 m² env.	LOGEMENT 1 T4 - 2 Niveau SH : 130 m² env.	NORD SUD
2e étage				LOGEMENT 3 T3 - 3 Niveau SH : 100 m² env.			

Celine et Geert De Ryck
CAPIFRANCE



DETAILS

GENERAL

Reference 812043

Property type Property

Year of construction 1600

Vue dégagée, Panoramique, sur Montagne, sur
Vignes

SURFACES

Living space 1362 m²

Land surface 20000 m²

COMPOSITION

Number of rooms 5

APPENDIX

Parking extérieur

Parking space 40

Garage 10

Videophone Non

SERVICES

Kitchen vide



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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