



Property

**CARCASSONNE (11)** 

## 379 000 €\*

\* Agency fees to be paid by the seller

□ 1362 m<sup>2</sup>

5 pièce(s)

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### **PROPERTY DESCRIPTION**

Axis CARCASSONNE ? TOULOUSE Come and discover this old agricultural farm of more than 1300 m<sup>2</sup> 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 LAVALETTE (11290)

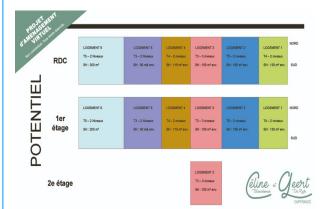
Agent RSAC : 530 123 777 00027 Courts service city : CARCASSONNE

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## **LE BIEN EN IMAGES**















## DETAILS

**GENERAL** 

#### COMPOSITION

	Number of rooms 5
Reference 812043	
Property type Property	APPENDIX
Year of construction	Parking extérieur
Vue dégagée, Panoramique, sur Montagne, sur	Parking space 40
Vignes	Garage
SURFACES	Videophone Non
Living space 1362 m <sup>2</sup>	SERVICES
Land surface	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