



## Property

CARCASSONNE (11)

**379 000 €\***

\* Agency fees to be paid by the seller



1048 m<sup>2</sup>



30 pièce(s)

## PROPERTY DESCRIPTION

Axis TOULOUSE ? CARCASSONNE 20 minutes from the first airport  
Come and discover this former agricultural farm of more than 1000 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 for the most part and equipped with photovoltaic panels producing and retroceding electricity at a very good price. Contract valid for 13 more years. Up to 7 accommodations possible, entirely to be created: from T3 to T5, with gardens and private terraces. Swimming pool, car park, garage... all comfort! 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 for the renovation has been established with craftsmen: consult us to 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 Les honoraires sont à la charge du vendeur.

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!



**Geert DE RYCK**

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Agent

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CARCASSONNE

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LE BIEN EN IMAGES



PROJET D'AMENAGEMENT VIRTUEL

Non contractuel - Tous droits réservés

RDC							NORD
LOGEMENT 7	LOGEMENT 6	LOGEMENT 5	LOGEMENT 4	LOGEMENT 3	LOGEMENT 2	LOGEMENT 1	
T3 - RDC + Mezzanine (Ses de plancher)	T3 - RDC + Mezzanine (Ses de plancher)	T3 - 2 niveaux SH: 172 m²	T3 - 2 niveaux SH: 80 m²	T3 Confort - 2 niveaux SH: 180 m²	T3 - RDC + Mezzanine (à m de hauteur)	T3 - RDC + Mezzanine (à m de hauteur)	
SH: 90 m² (boudis)	SH: 90 m² (boudis)				SH: 110 m² (boudis)	SH: 110 m² (boudis)	SUD
1er étage							NORD
LOGEMENT 7	LOGEMENT 6	LOGEMENT 5	LOGEMENT 4	LOGEMENT 3	LOGEMENT 2	LOGEMENT 1	
T3 - RDC + Mezzanine (Ses de plancher)	T3 - RDC + Mezzanine (Ses de plancher)	T3 - 2 niveaux SH: 172 m²	T3 - 2 niveaux SH: 80 m²	T3 Confort - 2 niveaux SH: 180 m²	T3 - RDC + Mezzanine (à m de hauteur)	T3 - RDC + Mezzanine (à m de hauteur)	
SH: 90 m² (boudis)	SH: 90 m² (boudis)				SH: 110 m² (boudis)	SH: 110 m² (boudis)	SUD

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## DETAILS

### GENERAL

Reference ..... 812046

Property type ..... Property

Year of construction ..... 1600

Exposure ..... South

Vue dégagée, Panoramique, sur Montagne, sur  
Vignes

### SURFACES

Living space ..... 1048 m²

Land surface ..... 20000 m²

### COMPOSITION

Number of rooms ..... 30

### APPENDIX

Parking ..... extérieur

Parking space ..... 30

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