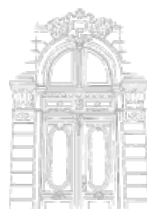


# PONCET & PONCET

*L'Immobilier d'Exception*

FRANCE

RENOVATED XVIII<sup>TH</sup> CENTURY PROPERTY WITH GITES AND SWIMMING POOL ON 73 HA,  
BREATHTAKING VIEW TO THE SOUTH



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## RENOVATED XVIIIth CENTURY PROPERTY WITH GITES AND SWIMMING POOL ON 73 HA, BREATHTAKING VIEW TO THE SOUTH

**SITUATION** : 10 minutes south-west of Carcassonne, 1 hour from Toulouse airport, 1 hour from the Mediterranean Sea, close to all main roads, without any nuisance, on top of a hill, in the middle of its land which is in one piece, in a privileged location in the heart of nature, with a magnificent view of the Pyrenees.

**DESCRIPTION** : 73 ha property in one piece, including 49 ha of cultivated land and 25 ha of woodland, with a main house, 2 gîtes, 2 wooden chalets, a reception room, a farm shed, a car port, outbuildings to renovate with approved changes of use, a swimming pool out of sight.

The **BUILDINGS**: protected by a beautiful metal gate, 715 m<sup>2</sup> of living space in all, and a further 1000 m<sup>2</sup>.

A large building dating from the 12th century, with an attractive facade and shaded terrace, has been completely renovated and comprises a 315 m<sup>2</sup> main house with 4 bedrooms and 4 shower rooms, 2 104 m<sup>2</sup> gîtes with 2 bedrooms and a shower room each, and a 120 m<sup>2</sup> reception room. The property is in excellent condition, with air conditioning in most rooms and wood-burning stoves in several areas.

Well hidden by vegetation, there are 2 charming wooden chalets of 32 m<sup>2</sup> each, ideal for seasonal rental.

A large, clean 257 m<sup>2</sup> hangar could be converted into a reception room.

Approx. 1000 m<sup>2</sup> of outbuildings in need of restoration, of which approx. 600 m<sup>2</sup> could be converted into living accommodation.

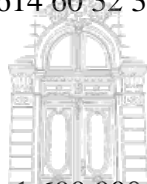
The pool area is separate and secure, with its pool-house and view over the fields. It is salt water.

**LAND**: Of the property's 73 ha, 49 ha is farmland cultivated under an annually renewable commodat. This land is generally planted with cereals. You can also go for a walk in the 25 hectares of woodland. The environment is classified Natura 2000. Buying with less land is possible.

The electric wires have been buried, the view is not impeded in any way, there is mains water and 3 springs on the estate, and a small pond completes the picture.

**WHAT WE THINK**: The first thing that strikes you is the breathtaking view; the feeling of being up in the air is breathtaking. This estate could be ideal for a large family looking for peace and quiet, or for a tourist project, as the location and buildings are perfectly suited.

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Prix : 1 600 000 € FAI

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