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PROCHE CASTELNAUDARY – PROPRIÉTÉ DE CHARME – CADRE NATUREL ET  
CALME

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SELLING PRICE : 799 000 €

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EXCLUSIVE RIGHTS

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46 RUE DU LANGUEDOC  
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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

Just ten minutes from Castelnaudary and motorway access, this 1.41 hectare property is set in unspoilt countryside, away from the main roads and surrounded by nature.

The main house, measuring around 400 sqm, is light and airy and has been carefully renovated. It retains the character of old buildings while incorporating all the comforts you need for everyday life. It comprises five bedrooms, two shower rooms and living rooms spread over two levels.

A detached house of around 120 sqm, with two bedrooms, two shower rooms and a living room, could be used to accommodate family and friends or as an additional business.

The grounds, undulating and planted with trees, include an outdoor swimming pool, several outbuildings (barn, attic, garages) and views over the surrounding countryside.

A perfect location for a family or mixed lifestyle, just 45 minutes from Toulouse and Carcassonne, and close to the Canal du Midi.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	503 m <sup>2</sup>
Land area (m2) :	15,000 m <sup>2</sup>	room number :	13	Bedrooms :	5
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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