



In the Montagne Noire, two farmhouses on 3 ha of garden and meadows, in the heart of unspoiled nature with a breathtaking view over the Pyrenees



Info Agente

Nombre:	Cesar de Brito
Nombre empresa:	DE BRITO Properties
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 520,000

Ubicación

País:	Francia
Publicado:	17/11/2023

Descripción:

In the Montagne Noire, two farmhouses on 3 ha of garden and meadows, in the heart of unspoiled nature with a breathtaking view over the Pyrenees.

Geographically, the commune to which the property belongs is situated in the Montagne Noire, a landscape that culminates at an altitude of 1,211 m and forms the southern edge of the Massif Central. Exposed to an oceanic climate known as "altered", in other words a mixture of oceanic, mountain and semi-continental climates, it is irrigated by several rivers, mainly the Dure and the Linon.

Brousses-et-Villaret is a small village on the central axis of the Montagne Noire, a few kilometres from Carcassonne. In 2019, the village had 343 inhabitants, the so-called Broularetois or Broularetoises. It forms an integral part of the attractive aura of the Cathar city, the capital of the Aude region, with its outstanding heritage, its valued quality of life and its many amenities.

In 1792, the village was founded by merging two hamlets 2 km apart, Brousses and Villaret, and in 1970, the nearby hamlet of Rebombier was incorporated. The oldest references to the site date back to the 9th century for Villaret, and the 10th century for Brousses. In the 13th century, the village enjoyed a flourishing economy thanks to its many paper mills and cloth factories.

The property, far from any disturbance, comprises two separate farm buildings built close together. Their



matching architecture is in no way merely dull symmetry. The complex is of local stone, the monk and nun tile roofs have been completely redone and do not require any renovation work.

The south-facing buildings sit in a dominant position and offer an unobstructed view over the Pyrenees. The property forms a small hamlet surrounded by meadows and a garden studded with trees.

The first farmhouse Built on a rectangular plan and spanning two levels, it comprises a dwelling extended by a sheep barn and a stable.

The living area is sober, comfortable and in good condition, and ready for immediate occupancy. On the ground floor, a sitting room with a stone fireplace, and a separate kitchen. On the first floor there are two spacious bedrooms with oak parquet flooring and views of the Pyrenees mountains, a shower room and a toilet.

The adjoining sheep barn does not connect to the flat. A large wooden gate gives access to this extensive space with an undamaged roof frame. Basically a large blank page with a surface area of about 70 m2.

In the extension of the building follows a stable with a clay floor, stone walls, an unaltered frame and a completely new roof. Near the entrance to the stable, there is an old wash house and, a few steps away, a stone hutch and a stone pigsty; as well as a large shed with beautiful stone pillars, not far from the farmhouse.

The sheep barn and the stable thus form a succession of buildings awaiting renovation or conversion in order to put them to a new use. The second farmhouse Situated in the heart of the property, it has both the same orientation and the same layout as the first farmhouse, facing the Pyrenees. Like the other building, it features stone walls and a new roof, with the difference that it has an extension next to the house: an old dilapidated outbuilding, of which only the four walls remain. It includes a former wine storehouse and an old bread oven, the only evidence of the hamlet's past activity. The complex is surrounded by pastures, some of which are bordered by old stone walls.

Finally, the avant-corps of the building is extended by a two-storey dwelling which has been unoccupied for a century. It requires major renovation work, however its spaciousness and the quality of its materials will appeal to amateurs of restorations of old buildings. - REF: PB_376990

Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	400 m2

Lease terms

Date Available:

Contact information

IMLIX ID: PB_376990



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