



Estate with forest and pastureland

En Dardé - 81110 Massaguel, France

Asking price € 1.600.000

Description of the Villa

FOR SALE: 90-HECTARE ESTATE WITH A
COUNTRY HOUSE DATING BACK TO 1800

A unique offering with many possibilities!

A very versatile country house located on 90 hectares of private forest and pasture land. This unique country house consists of multiple living units, including a spacious main residence, two basement apartments, a wine cellar, a chapel, a large attached house, and a detached house. The property is equipped with wood stoves, slate floors with underfloor heating, and firewood sourced from its own forest. The house has been renovated with great care, preserving the old atmosphere and features from the 1800s.

Specifications

Living area:	600 m ²
Total plot area:	90 ha (900,000 m ²)
Accommodation:	5
Rooms:	14
Bedrooms:	9
Bathrooms:	8
Location:	Rural, Woodland
Heating type:	Central heating: Wood, Wood stove
Wastewater:	Septic tank



Location and Surroundings

The estate is situated in the **Montagne Noire**, a beautiful mountain range in the *Haut-Languedoc* nature park in southern France.

This unique estate encompasses 90 hectares of private forest and meadows, contributing to the breathtaking views and rich biodiversity of the area. From every window of the house, you have a stunning view of nature, enhancing the serene and tranquil atmosphere of the estate. This property excels in its private location, tranquility, and the variety of tree and plant species, as well as numerous wildlife species such as deer and birds. This makes it particularly suitable for nature lovers, hikers, and cyclists.

The nearest villages are just 3 km away. The area is rich in castles, ruins, charming villages, and local vibrant markets. Additionally, there are interesting cities like *Revel*, *Carcassonne*, *Castres*, and *Toulouse*, which offer larger retail chains, entertainment options, and good connections by train and air.



Applications of the Villa

This country house offers many possibilities, such as private residence for a family, families, or living groups, as well as holiday rentals with or without partial private residence. The spaces in the house are versatile yet spacious and can be used for various purposes.

The estate itself and the villa aswell invite a range of uses and is particularly suitable for self-sufficient living.

General layout

Main Residence

- Access through original antique double wooden front doors from the 1800s.
- Spacious hall with original antique granite staircase, access to the toilet, wine cellar, and basement apartment.
- Very spacious living room with French balconies, French doors, and a beautiful godin-wood stove. Access to a smaller living room with a passage to the unique chapel in the turret at the front.
- Living kitchen with high ceiling and charming original beams, with access to a separate staircase leading to basement storage, workspace, and laundry room.

First Floor

- 2 spacious bedrooms with their own charming bathrooms, both with bath and toilet.
- Work/sitting area with balcony and beautiful views.

Second Floor

- Very spacious attic with bathroom with shower and toilet, suitable for various applications such as bedroom, study, or hobby room. There is also a small access door to the roof.

Attached and Detached Houses

- Attached house with its own front door, kitchen, hall, and living room. First floor with bathroom with bath and toilet and a spacious bedroom with a very high ceiling and semi-open loft room.
- Detached house with living room, open kitchen, 3 bedrooms, and bathroom with separate toilet. Includes an original pigeon loft (pigeonierre).



Basement Apartments

- Spacious basement apartment with its own front door, living room with underfloor heating, kitchen, and bathroom.
- Small basement apartment with its own front door, studio apartment with simple kitchen and spacious bathroom.

Barns and Vegetable Garden

- Largest barn of approximately 250 m² with 2 floors, plus a small detached shed that has been used as a horse stable and storage room.
- Productive vegetable garden next to the barn.



Features

Full address

En Dardé - 81110 Massaguel, France

Parking

On-site.

Asking price

The asking price for the entire property is €1,600,000 (costs for buyer).

Viewing

This country house offers a unique opportunity for anyone seeking a versatile home in a beautiful, natural setting. We invite you to discuss the possibilities of this exceptional estate. Contact our heritage advisor at 088 166 9500 or info@reliplan.nl.



Reliplan Nederland acts on behalf of the seller. The information in this documentation has been compiled with the utmost care, but Reliplan Nederland accepts no liability for any incompleteness, inaccuracy, or consequences thereof. All stated dimensions and surface areas are for illustrative purposes only.

En Dardé - 81110 Massaguel

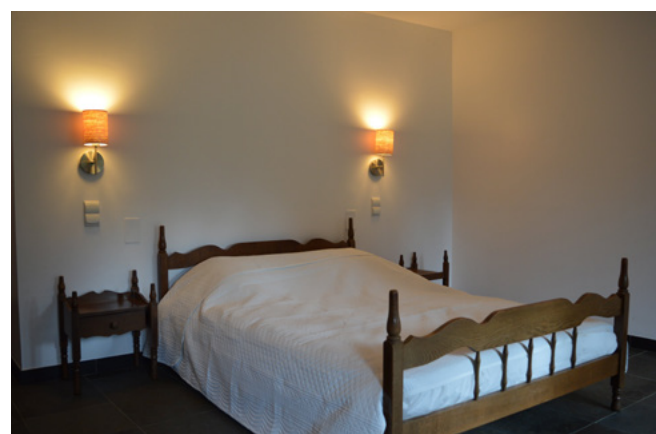
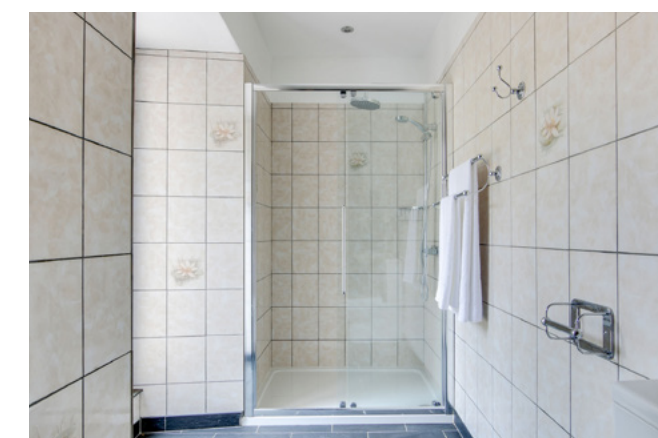


In short:

- Country house with forest and pastureland
- Year of construction: 1800
- Residential units: 5
- Living area: 600 m²
- Plot size: 90 hectares (900,000 m²)
- Acceptance by mutual agreement
- Shell – in current condition
- Asking price: € 1,600,000 (costs for buyer)



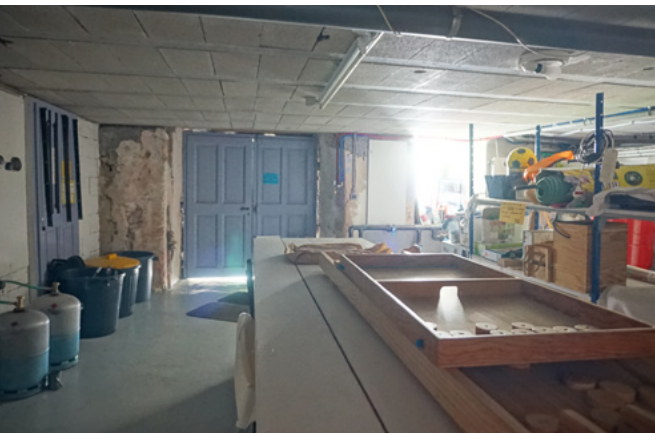
En Dardé - 81110 Massaguel



En Dardé - 81110 Massaguel

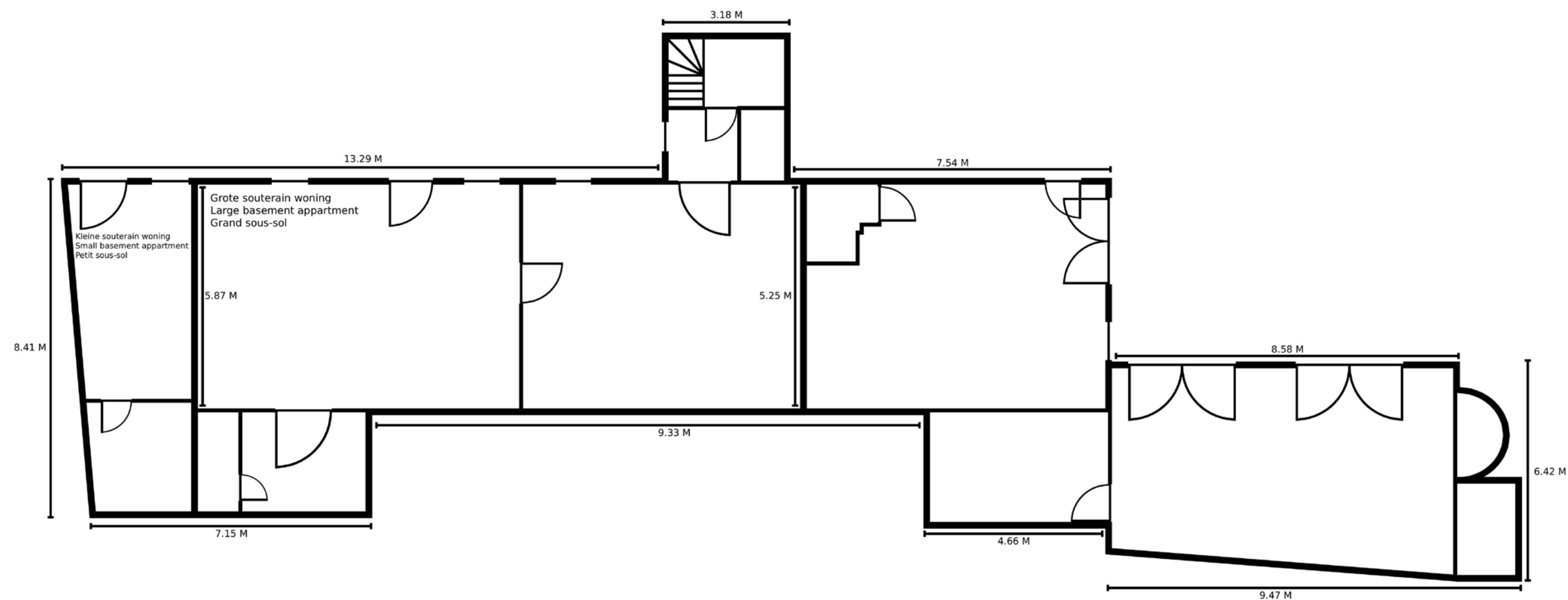


En Dardé - 81110 Massaguel

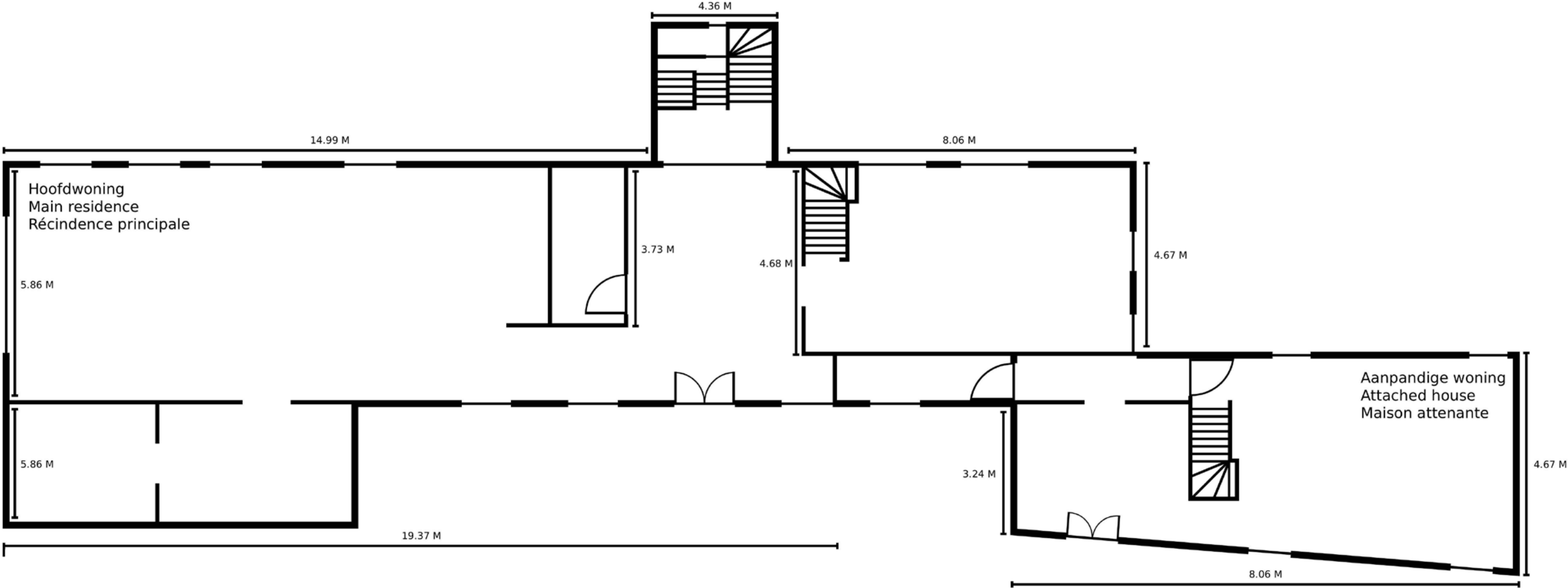


Floor plans

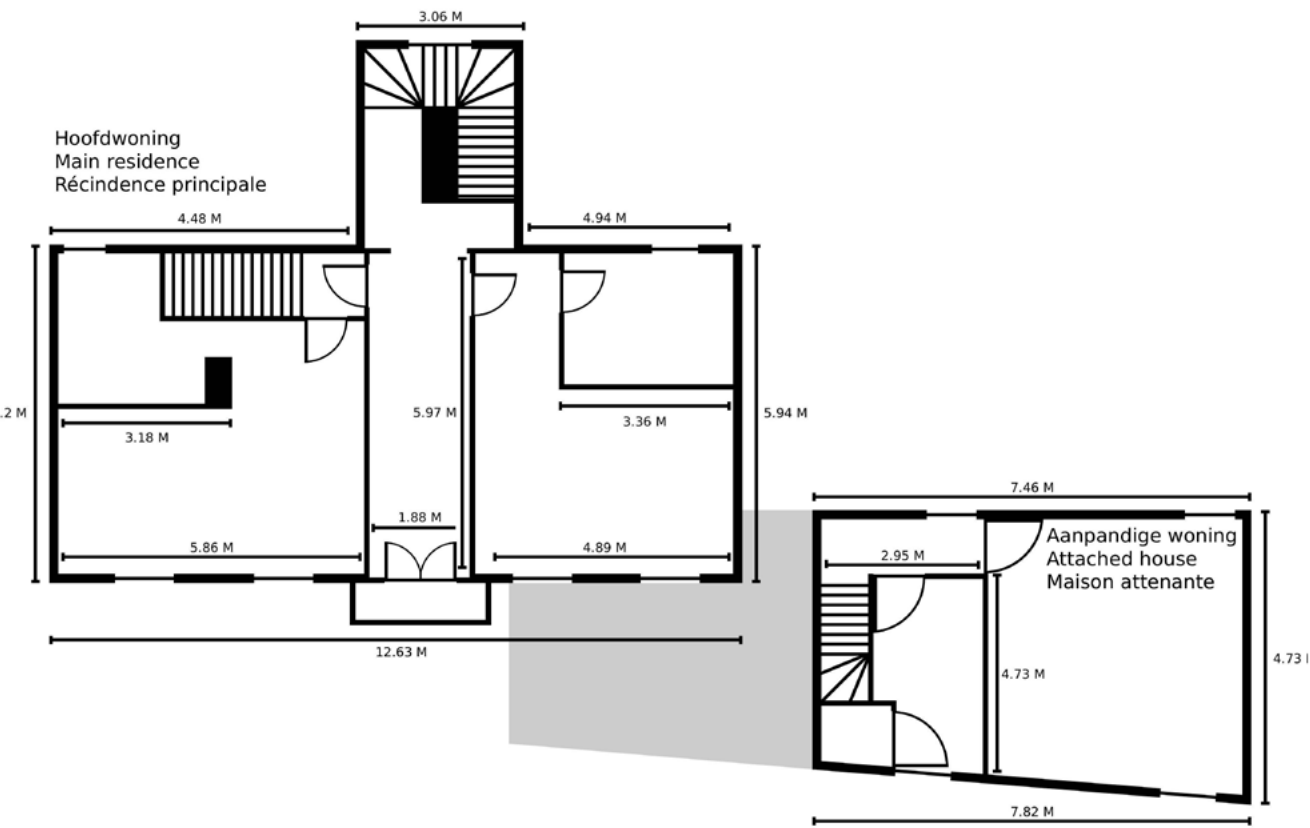
Basement apartment – Ground floor



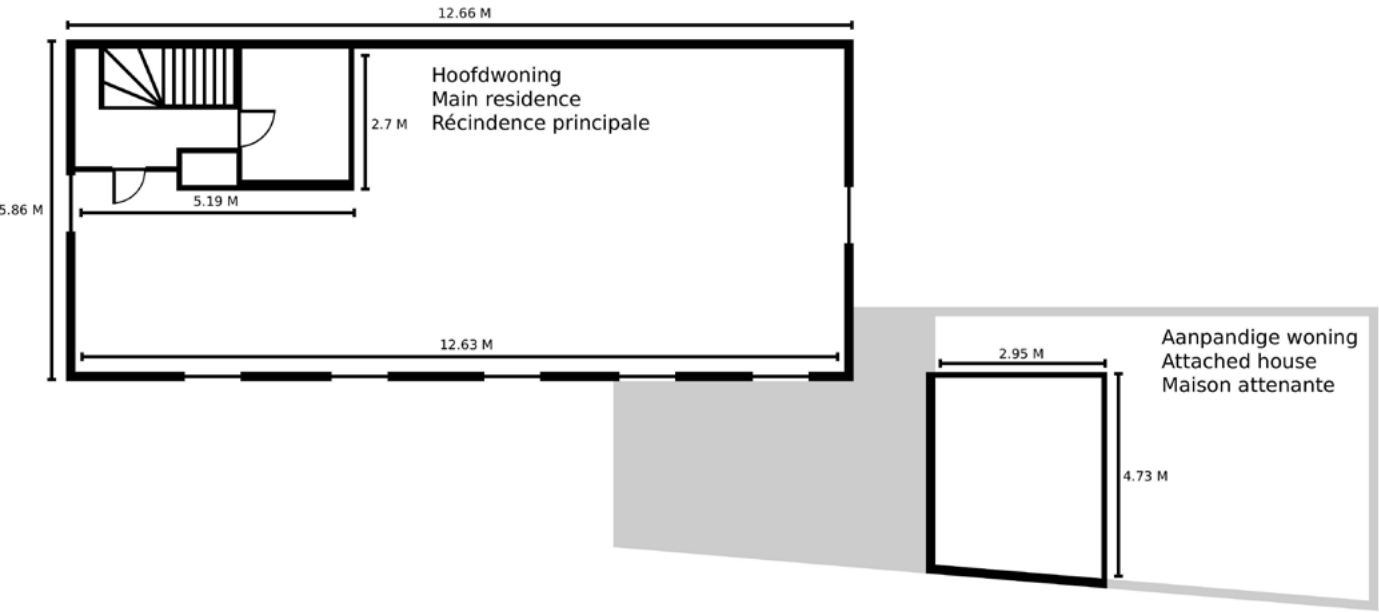
Main residence – First floor



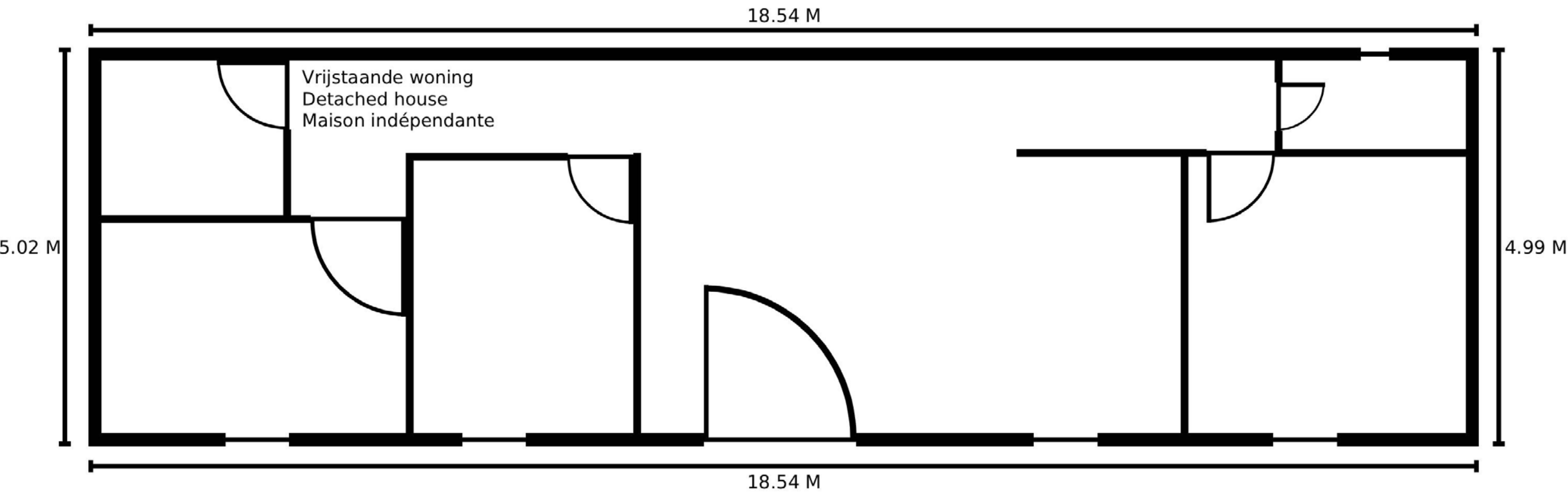
Main residence – Second floor



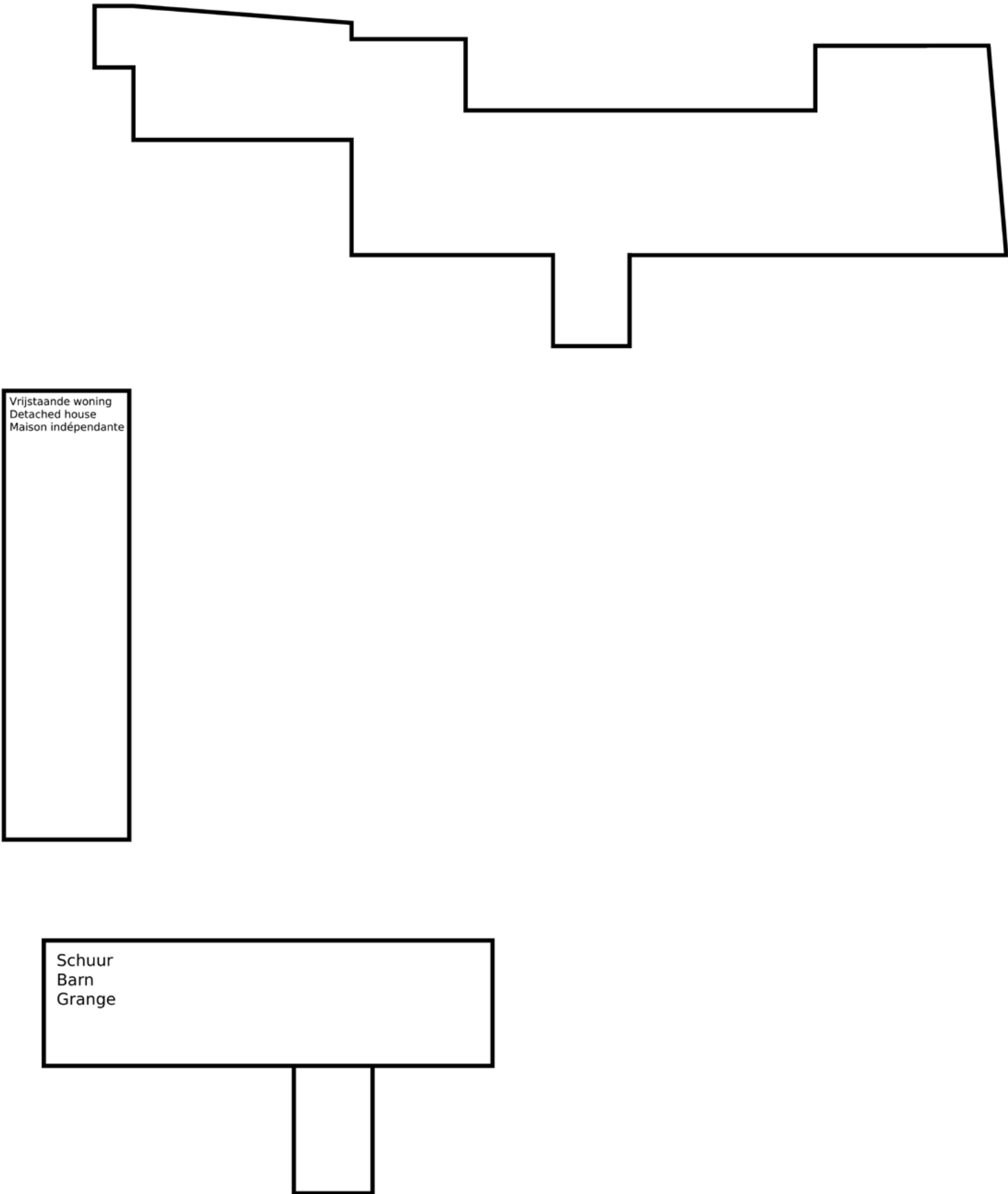
Main residence – Third floor



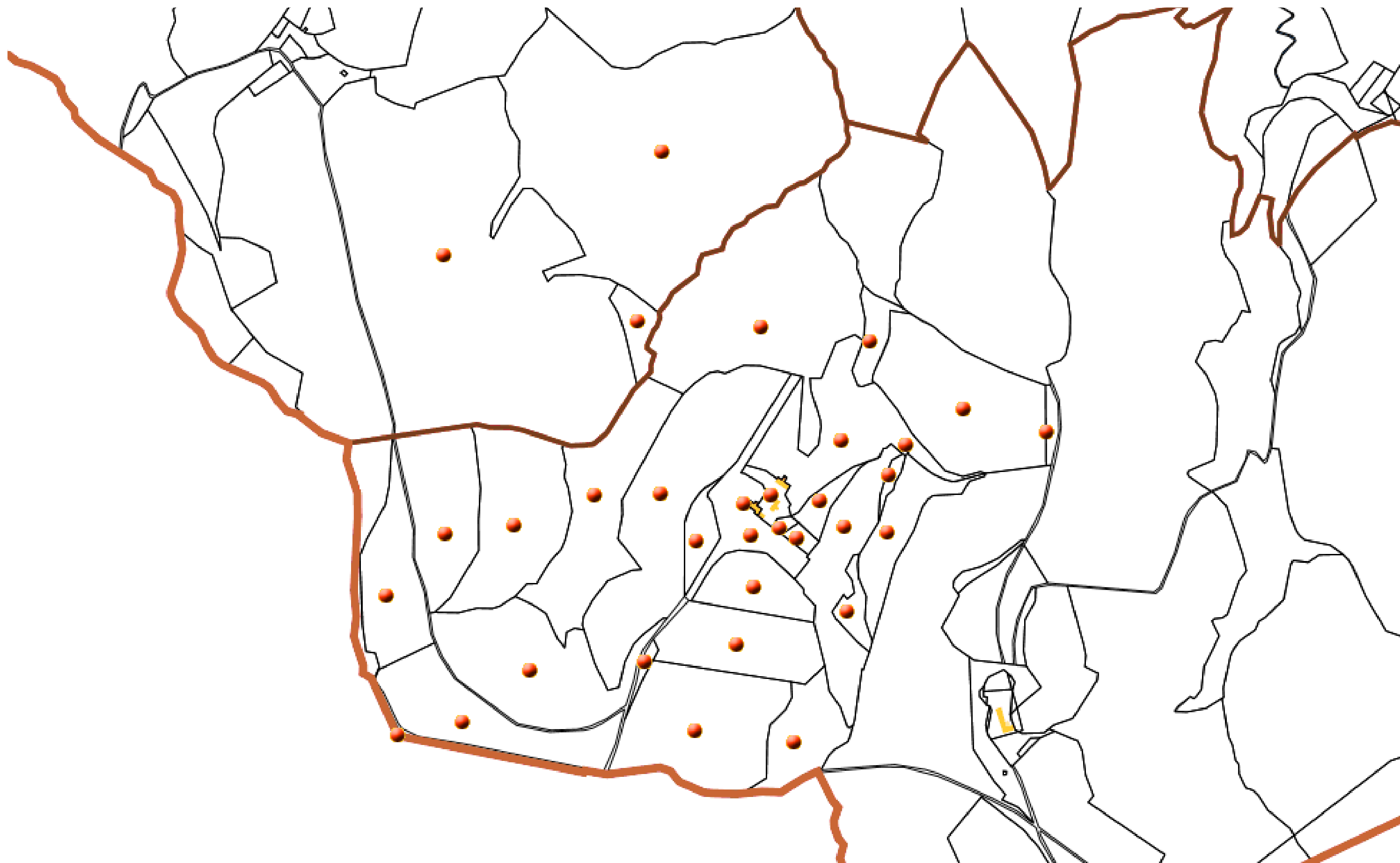
Detached house



Floor plan layout of buildings



Cadastral





Viewing

This country house offers a unique opportunity for anyone seeking a versatile home in a beautiful, natural setting. Interested? Contact our Heritage Advisor to schedule a viewing.

088 - 166 95 00