



STUNNING COUNTRYSIDE PROPERTY WITH SUCCESSFUL GITES, BEAUTIFUL GARDENS, POOL AND MOUNTAIN VIEWS

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VIEWS...



PROPERTY FACT FILE

REFERENCE	A21890NE11
PRICE	€ 995,000 £ 854,108* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	9
ACCOMMODATION	520 m ²
LAND	30000 m ²
TOWN	Pech-Luna
DEPARTMENT	Aude
LOCATION	50km or less to airport
TYPE	Gîte, Bed and Breakfast
CONDITION	Excellent condition
FEATURES	Electricity on site, Private parking, Well

*Price based on current exchange rate which is subject to change



- Idyllic rural location with no close neighbours
- Beautifully landscaped garden and heated pool
- Potential income from gites
- Fantastic mountain views
- An hour from Toulouse and 35 mins to Carcassonne

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At the end of a country lane, surrounded by fields and small woodland areas, on a south facing slope, and with unobstructed views to the Pyrenees lies this small Domaine. This is a place of calm and tranquility, and a location difficult to match. The beautifully presented main house has been extensively renovated over the last 10 years and

DESCRIPTIF

The main stone built property of approximately 370m2 consists of;

Ground floor

Front door leads to large, south facing day room (54m2) with sitting area, dining area, fully fitted kitchen and wood burner. French doors lead to courtyard garden with outside dining area. Behind this is a pantry area (7m2) and boiler room. Two archways lead to large south facing salon (54m2) with fireplace and log burner. Archway leads to TV/games room (17m2) with door to rear. Doors also lead to toilet (2m2) and boiler room (2m2). Door from salon leads to sun room (23m2) and through this to laundry room (9m2). Bifold doors from sun room lead to second courtyard garden with abri and fountain. Stairs from day room lead to...

First floor

Landing 19 m2, with doors to:

Bedroom 1 (17m2 with dressing room (6m2) and shower room (4m2)

Shower room (3m2)

Bedroom 2 (18m2)

Bedroom 3 (17m2)

Bedroom 4 (27m2) with bathroom (4m2)

Bedroom 5 (21m2) with shower room (4m2)

Stairs from landing lead to...

Second floor

Bedroom 6 (55 m2) with shower room (5m2)

Heating via air source heat pumps.

The 2nd house of 99m2 is laid out as follows;

Quad aspect living room/ dining room/ kitchen (59m2). Lounge area is double height, facing south. Wood burner. Doors lead to south facing terrace, east facing terrace, and rear.

Door leads to toilet (2m2) and boiler room (1m2)

Stairs lead to....

First floor

Galleried landing (4m2)

Bedroom 1 (13m2) with shower room (3m2)

Bedroom 2 (13m2) with bathroom (4m2)

Heating via gas boiler

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21890NE11>

COMPLETE FILE AND PHOTO ON REQUEST

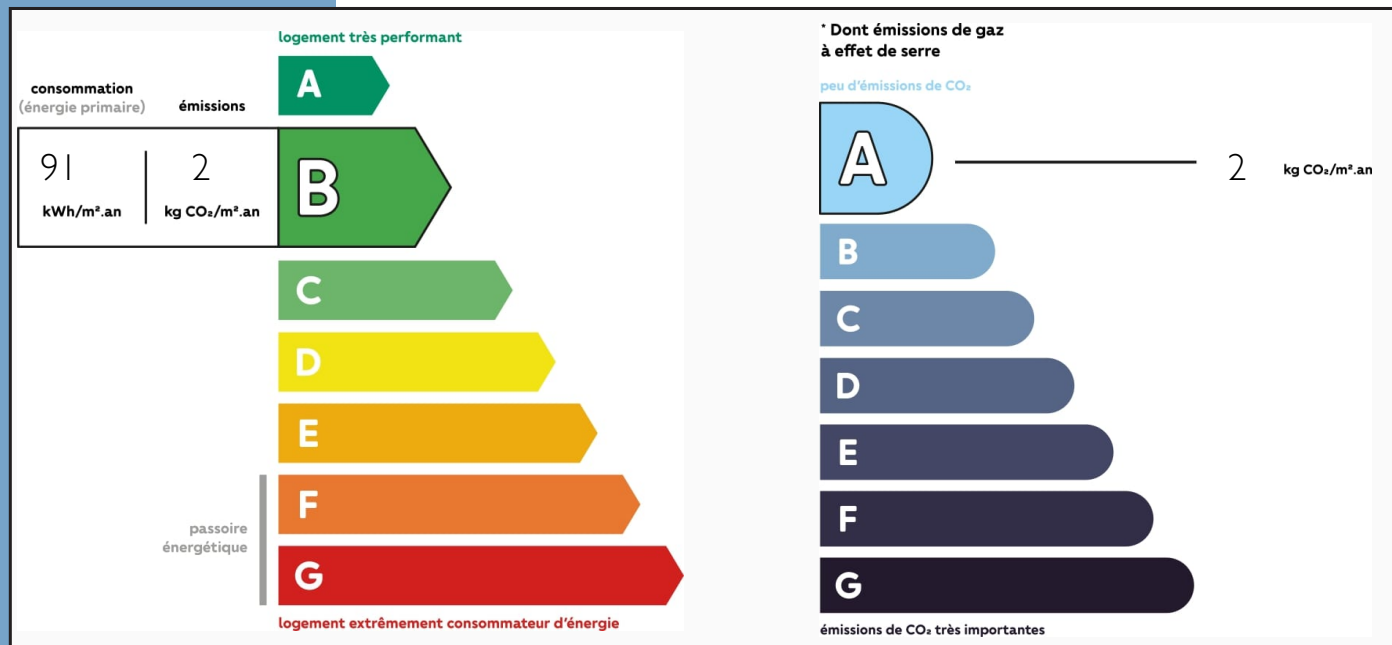


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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