



EXQUISITE ESTATE WITH BUSINESS POTENTIAL IN THE HEART OF HISTORIC CATHARS VILLAGE

EXQUISITE ESTATE WITH
BUSINESS POTENTIAL IN
THE HEART OF HISTORIC
CATHARS VILLAGE...



PROPERTY FACT FILE

REFERENCE	A22851JG09
PRICE	€ 1,400,000 £ 1,203,930* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	9
ACCOMMODATION	650 m ²
LAND	230 m ²
TOWN	Mirepoix
DEPARTMENT	Ariege
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Mains Drains, Wheelchair friendly, Electricity on site
*Price based on current exchange rate which is subject to change	



- Historic Charm and Legacy
- Luxurious Living Spaces
- Versatile Entertainment Spaces
- Modern Comforts and Amenities
- Prime Location in Captivating Medieval Mirepoix

EXQUISITE ESTATE WITH
BUSINESS POTENTIAL IN
THE HEART OF HISTORIC
CATHARS VILLAGE...

Ref : A2285 IJG09

Step into the epitome of refined living in the heart of the picturesque village of Mirepoix, France. This remarkable estate, nestled within an elegant mansion dating back to 1666, offers a perfect blend of relaxed elegance and rich heritage against the backdrop of the stunning Pyrénées Mountains.

DESCRIPTIF

This sumptuous estate has a history dating back to 1666. From its origins with Pierre Rouanet, a revered priest, to its transformation into a hospitality haven in 2003, this property tells a rich and fascinating story. In 2023 it embraced a new chapter as a lavish private B&B, preserving its heritage while offering refined experiences.

Located within walking distance from the picturesque Mirepoix market square, the ornate gate provides the estate with a demanding street presence. Through the private courtyard and up the stone steps, visitors are welcomed into an elegant lobby and reception area, with an imposing grand staircase leading to the upper floors.

As you explore the property, each room unfolds with meticulous design and a harmonious blend of old-world sophistication with contemporary comfort. From the grand entry and dining hall to the luxurious suites and modern amenities, the estate offers a unique character and charm.

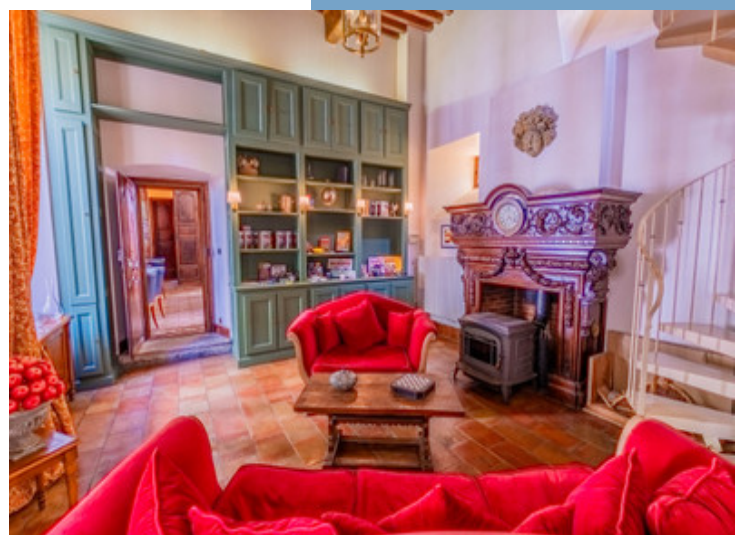
The spacious hallway leads to a grand dining room looking out over the courtyard, serviced by a restaurant quality kitchen. The opposite wing accommodates a reception room with ornate fireplace, a private bar with wine cellar and a library. The pool in the rear gardens features an outdoor bar as well.

The six bedrooms and three suites on the upper floors are accessible via the ornate staircase or by elevator. Each is exquisitely decorated, with luxurious bathrooms with walk-in showers and free-standing bathtubs. With large windows and high ceilings

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A2285IJG09>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

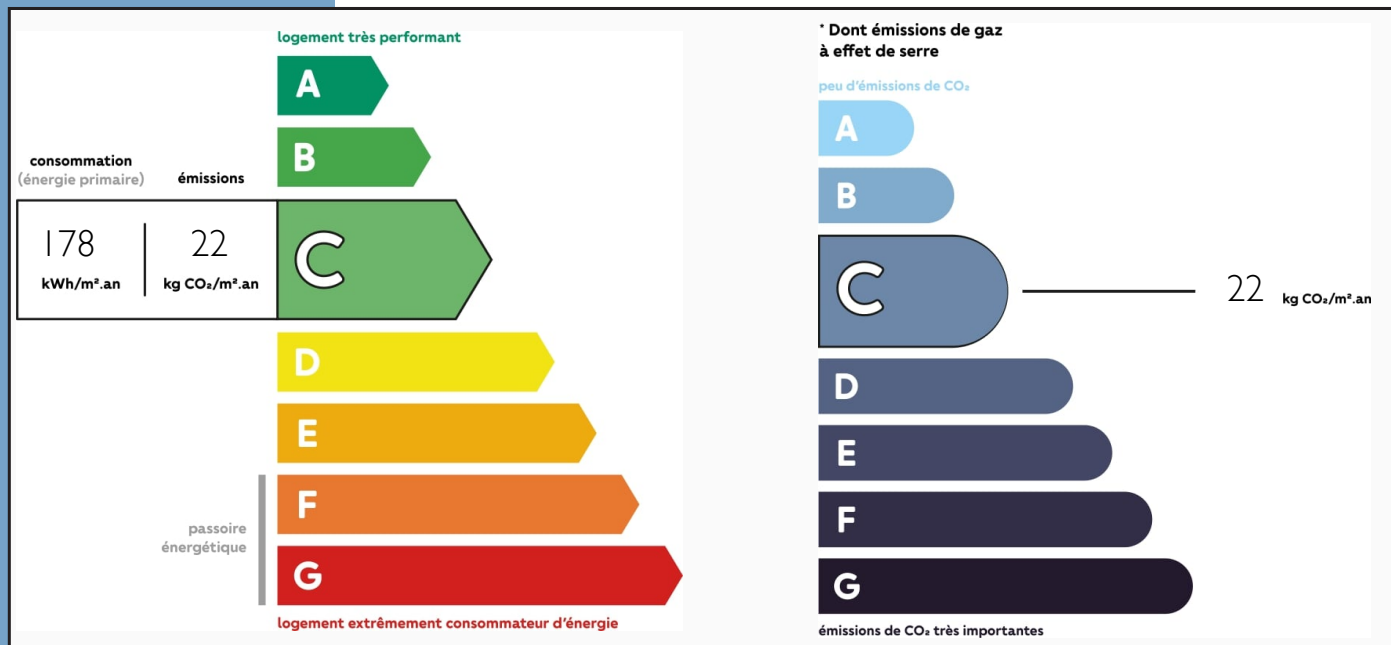
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXQUISITE ESTATE WITH
BUSINESS POTENTIAL IN THE
HEART OF HISTORIC
CATHARS VILLAGE...

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

Ref : A2285 IJG09

ENERGIE-DPE



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

Réf : A2285 IJG09
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr