



## ESTATE IN A PRIVILEGED SETTING



## PROPERTY FACT FILE

REFERENCE	A34956LISI I
PRICE	€ 1,650,000 £ 1,365,540* *agency fees to be paid by the seller
BEDROOM	15
BATHROOM	11
ACCOMMODATION	650 m <sup>2</sup>
LAND	210000 m <sup>2</sup>
TOWN	Limoux
DEPARTMENT	Aude
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Lake, Well

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

An exceptional place to recharge

## DESCRIPTIF

Exceptional Property in the Heart of Nature – Ideal for a Tourist or Residential Project

A Unique and Prestigious Estate

- . 21 hectares of preserved nature, offering complete tranquility, away from the stress of daily life
- . Panoramic view of the valley with varied landscapes, including meadows, woods, and mountains
- . Idyllic setting, perfect for a private residence or a tourist project (gîtes, guest rooms, seminars, events, etc.)
- . Landscaped garden with 1,000 plants, an orchard, and a 1,000 m<sup>2</sup> pond, home to beautiful Koi carp
- . Walking paths that meander through the meadows and woods, allowing guests to fully enjoy the surrounding nature

Comfortable and Varied Accommodations

- . 4 spacious guest rooms (25 to 31 m<sup>2</sup> each), all with private terraces and breathtaking views of the surrounding landscapes
- . 100 m<sup>2</sup> gîte, accommodating 4 people, featuring a living room, equipped kitchen, and comfortable bedrooms
- . 75 m<sup>2</sup> gîte, also for 4 people, ideal for family or friends' stays
- . Shared dining room of 59 m<sup>2</sup>, providing a welcoming and pleasant space for guests
- . Furnished apartment of 80 m<sup>2</sup> on two levels, currently rented annually
- . Unfurnished apartment of 67 m<sup>2</sup>, also rented annually
- . 168 m<sup>2</sup> house on two levels, currently rented annually
- . 40 m<sup>2</sup> studio and 27 m<sup>2</sup> office space, offering flexibility and development potential

Quality Facilities for the Comfort of Residents and Visitors

- . 9 x 4 m pool, heated by solar energy, with 120 m<sup>2</sup> of surrounding terraces and st

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34956LISI I>

COMPLETE FILE AND PHOTO ON REQUEST

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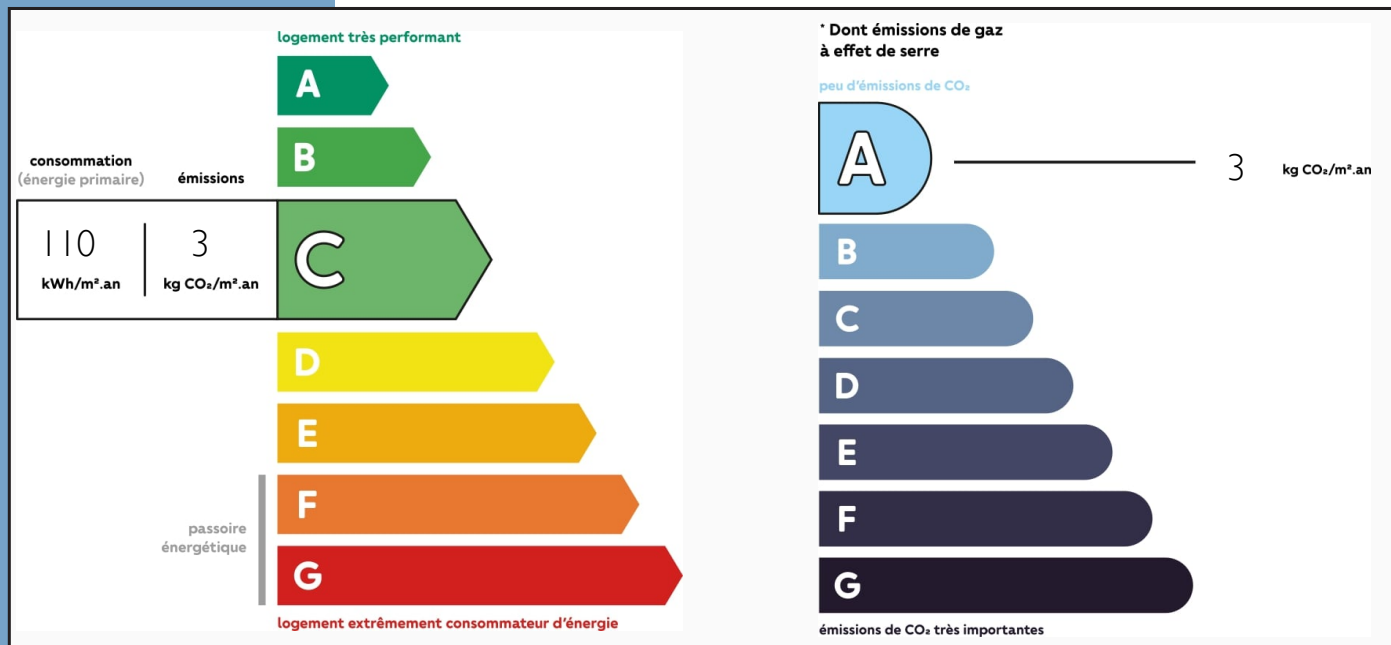


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : A34956LIS11

## ENERGIE-DPE



## NOTICE

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

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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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AND PHOTOS  
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