

MAGNIFICENTLY RESTORED MAS WITH LAKE AND FOREST. DOMAINE DE BAROT EFFORTLESSLY COMBINES QUALITY AND NATURE.

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

www.leggettprestige.com

MAGNIFICENTLY RESTORED MAS WITH LAKE AND FOREST. DOMAINE DE BAROT EFFORTLESSLY COMBINES QUALITY AND ...









PROPERTY FACT FILE

REFERENCE	A30255MRW11
PRICE	€ 719,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	253 m²
LAND	22800 m²
TOWN	Villelongue-d'Aude
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne
CONDITION	
FEATURES	Other Drainage, Lake, Garage

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

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

- Fairytale countryside mas.
- Sophisticated quality refurbished interiors.
- Natural pool, fish pond, nature reserve, park.
- Two spacious ateliers, dreamers & artists haven.
- Top eco friendly biological waste management.

MAGNIFICENTLY RESTORED MAS WITH LAKE AND FOREST. DOMAINE DE BAROT EFFORTLESSLY COMBINES QUALITY AND ...

Ref : A30255MRW11

Exquisite renovated Mas, dominating position with wide views. 253 m2 living space and 2 attached ateliers (bergerie)of 163 m2 over 2 floors. There are 4 bedrooms and 3 bathrooms, and with a 40 m2 library and 40 m2 yoga room that could be converted to extra bedrooms. 2.2 hectares grounds consisting of lawn with fruit trees,



DESCRIPTION

Fairytale Mas.
Renovated Mas, dominating position with wide views, 253 m2 living space and attached bergerie of 163 m2 over 2 floors, 2.2 hectares grounds consisting of lawn with fruit trees and woodland, located 10 km from Limoux, 1 hour drive from Toulouse. Perfect opportunity for artist, B&B or for a large family.

The Mas
Natural stone Mas dating from before 1900, completely renovated and well insulated, with views of the surrounding rolling hills. Set in its own grounds of 2.2 hectares, with 253 m2 of living space over 3 levels. Adjoining 2-storey bergerie with a surface of 163 m2 plus smaller outbuildings with an additional surface area of in total 57 m2.



Ground floor, garden level
Spacious entrance giving access to both the main house and the bergerie.
On garden level, the main house offers a large, bright living (40 m2) with high efficiency wood burner and large double windows with beautiful views and a wooden beamed ceiling, a door gives access to the sunny terrace. A hall with exterior door to the garden leads to the semi-open and fully equipped kitchen, with pallet cooker c.q. Heater to which 3 radiators are connected for heating, plus a utility room. A bathroom with Wc, shower, washbasin and direct access to the garden is very practical in summer.

First floor
A large bedroom with wooden beams and parquet floor, with adjoining bathroom with bath, walk-in shower, washbasin, toilet and bidet. A second beautiful room serving as a library (40 m2), in which additional...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A30255MRW11
COMPLETE FILE AND PHOTO ON REQUEST

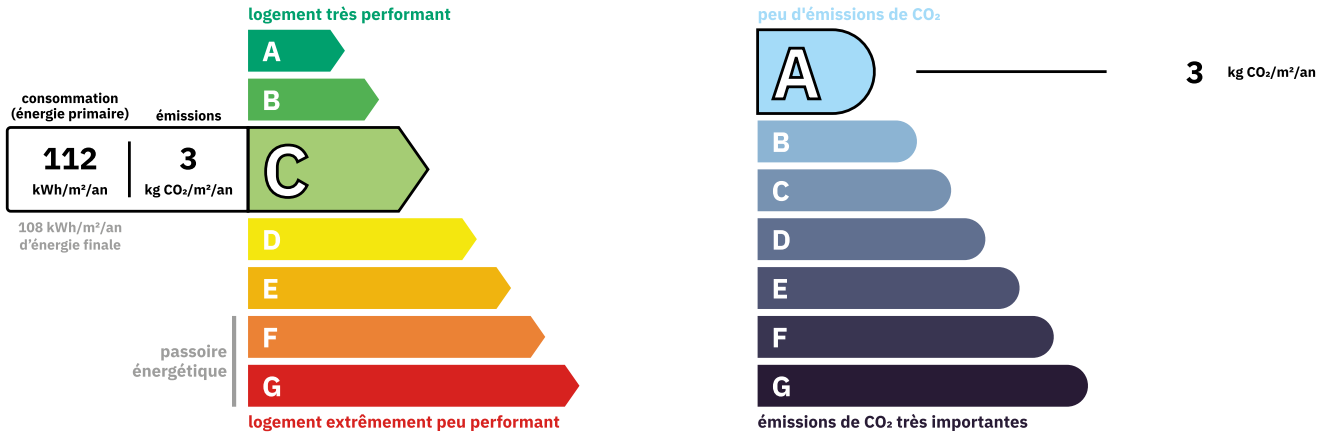
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENTLY RESTORED MAS WITH LAKE AND FOREST DOMAINE DE BAROT EFFORTLESSLY COMBINES QUALITY AND ...

Ref : A30255MRW11

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 960 € and 1340€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A30255MRW11
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