



ESTATE IN A PRIVILEGED SETTING



PROPERTY FACT FILE

REFERENCE	A34956LISI I
PRICE	€ 1,650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	15
BATHROOM	11
ACCOMMODATION	650 m ²
LAND	210000 m ²
TOWN	Limoux
DEPARTMENT	
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 m² 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 m² each), all with private terraces and breathtaking views of the surrounding landscapes
- . 100 m² gîte, accommodating 4 people, featuring a living room, equipped kitchen, and comfortable bedrooms
- . 75 m² gîte, also for 4 people, ideal for family or friends' stays
- . Shared dining room of 59 m², providing a welcoming and pleasant space for guests
- . Furnished apartment of 80 m² on two levels, currently rented annually
- . Unfurnished apartment of 67 m², also rented annually
- . 168 m² house on two levels, currently rented annually
- . 40 m² studio and 27 m² 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 m² of surrounding terraces and st

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

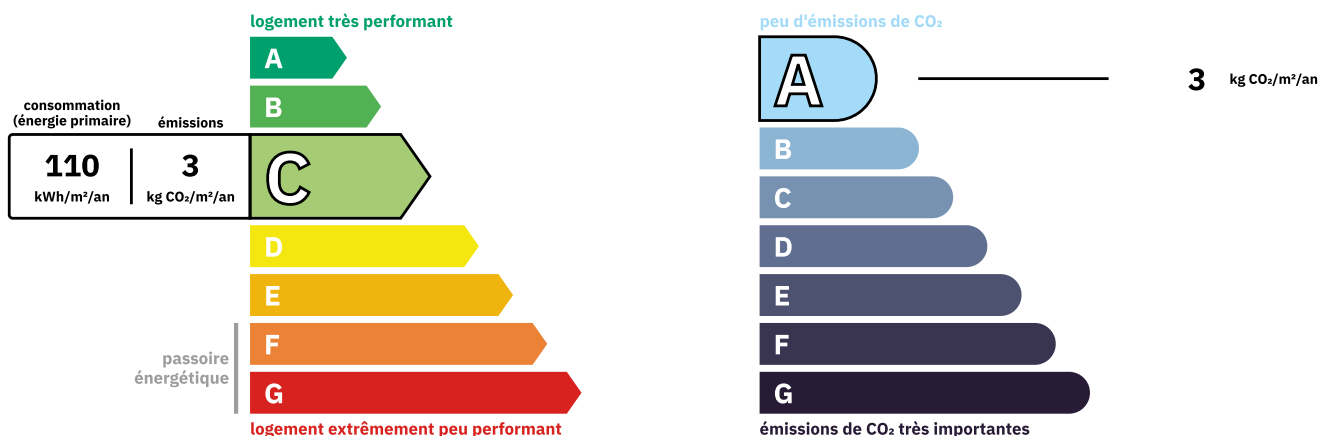


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 1860 € and 2580€ for 2021

NOTICE

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

I: 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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