LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# LUXURY ESTATE NEAR MIREPOIX WITH POOL, 2 GÎTES, INCOME POTENTIAL AND 13 BEDROOMS

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# LUXURY ESTATE NEAR MIREPOIX WITH POOL, 2 GÎTES, INCOME POTENTIAL AND 13 BEDROOMS...





## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A38758NE09 |
| PRICE | € 925,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 13 |
| BATHROOM | 7 |
| ACCOMMODATION | 520 m² |
| LAND | 21700 m² |
| TOWN | Mirepoix |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Garage |

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





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- 13 bedrooms spread across three houses
- Gardens and terraces plus a 10x5m pool
- Gîtes providing potential income
- Outbuildings to develop
- 5 minutes from the medieval town of Mirepoix

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This beautiful domaine surrounded by mature trees, gardens and fields is just a few minutes outside of the popular medieval town of Mirepoix. The property has no close neighbours and would make a perfect gîte or B&B business or a large family home.



# DESCRIPTION

Amongst the fields and rolling hills to the East of Mirepoix you will find this stunning domaine. The property looks out over fields and woods, with a spacious drive and terraces to the front and a garden to the rear. The building is divided into three individual houses to function as gîtes but could equally work as one large home and an independent flat.

The current owner accommodation is beautifully renovated with an open dining room and kitchen on the ground floor with access onto the front terrace, ideal for al fresco dining or simply enjoying a morning coffee to the sound of birdsong. There is a utility room with access to the adjoining farmhouse and a downstairs toilet. On the first floor a spacious living room with wood burner and character features like exposed stone walls, is the ideal spot to enjoy a book or a film after the sun has gone down. A master suite with large bathroom and dressing room and an office area, complete the first floor. On the second floor there are three more double bedrooms, plus a family bathroom, and additional storage.



The farmhouse is the central part of the property and is perfectly adapted to serve as a large gîte. There is a front terrace with seating for up to 20 people. Inside, a spacious kitchen provides enough space to cater for large groups and opens onto a living and dining area with a wood burner, ideal for the winter months. There is a conservatory to the rear and access to the garden with plenty of shady spots to enjoy a ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38758NE09

COMPLETE FILE AND PHOTO ON REQUEST

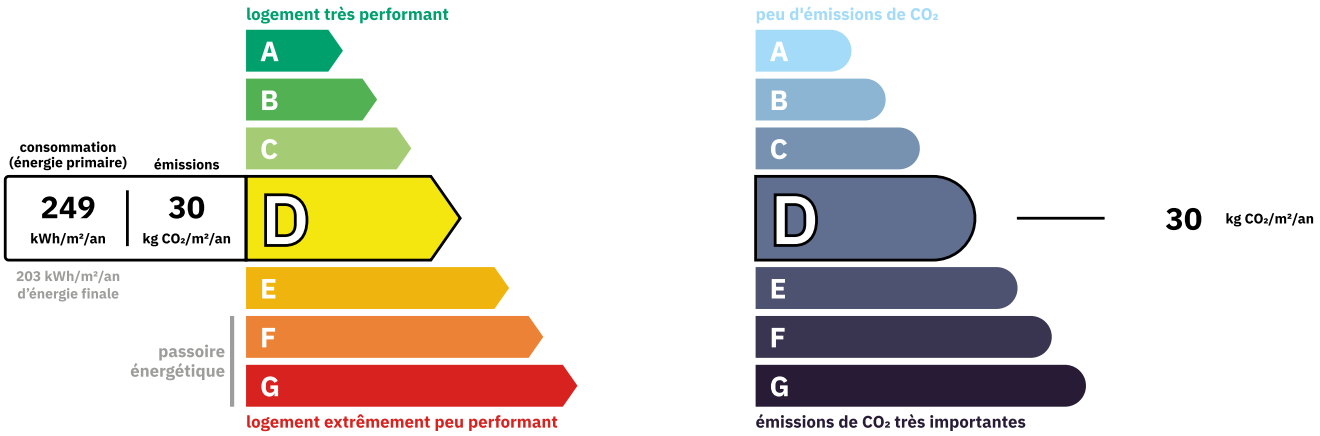
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 6960 € and 9510€ for 2023

# NOTICE

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# CONTACT

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