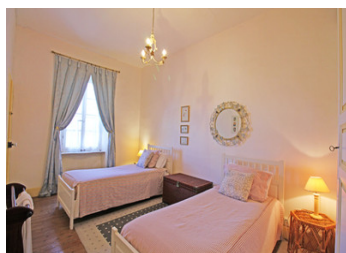
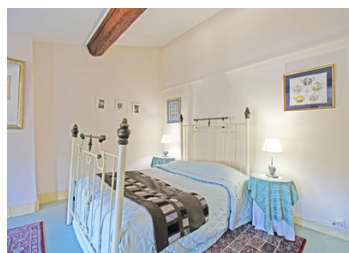
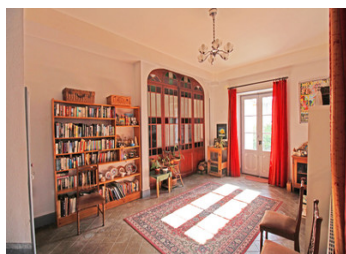


Beautiful maison de maître with pool and business potential in a dynamic village near Mirepoix and Montbel



INFORMATION

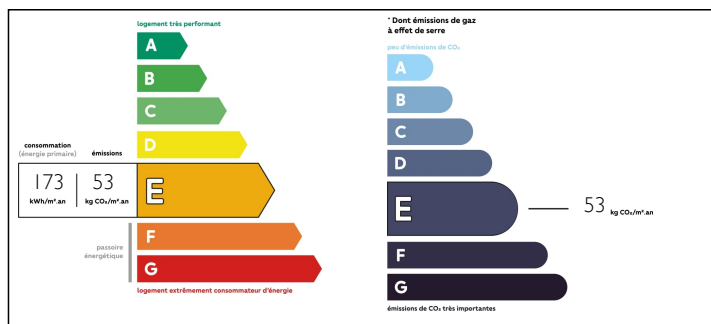
Town:	Léran
Department:	Ariège
Bed:	9
Bath:	6
Floor:	440 m2
Plot Size:	2600 m2



IN BRIEF

In the thriving village of Léran you will find this beautiful property with its tranquil gardens. A total of ten bedrooms across the two houses provide multiple options for bed and breakfast or gîte business as well as plenty of space to soak in the village life in the south-west of France. The main property has spacious, light filled rooms with high ceilings so would be perfect for hosting guests. A second house would make ideal owner accommodation or a separate gîte. The large garden provides plenty of areas to sit and enjoy the peace and quiet as well as a heated saltwater pool to relax in at the end of the day. The property also boasts multiple terraces, a third house in need of renovation, a garage and the walls of a former tannery which could be developed depending on your requirements. All this just a short distance from the beautiful...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The main property was renovated extensively by the current owners and is entered through two large oak doors into a large entrance hall with a beautiful set of coloured glass art nouveau doors. On the ground floor there is a large living room, a dining room, a large kitchen and access onto the terrace which sits on the site of a former protestant chapel. A wooden staircase leads to the first floor with two double bedrooms with en-suites and two additional double bedrooms, one with adjoining bathroom that could be let out as a family suite.

On the second floor there is another large bedroom with storage and adjoining bathroom, a second double room also has access to this bathroom. On the other side of the house are two more double bedrooms with shower rooms.

The second house which is across the impasse and next to the garden, has two bedrooms each with an en-suite. The downstairs has an open plan kitchen and living room with a wood burner to keep you nice and warm on winter nights.

A third property adjoining the main house offers three floors of possibility. The roof has been redone and there is around 75m² of possible floorspace to develop.

The beautiful gardens are a real highlight of this property. There are plenty of shady spot to relax and enjoy a good book or a glass of wine. The 5 x 10 m heated saltwater pool had its liner and pump replaced in 2021.

The...

NOTES