

Stunning countryside property with successful gites, beautiful gardens, pool and mountain views



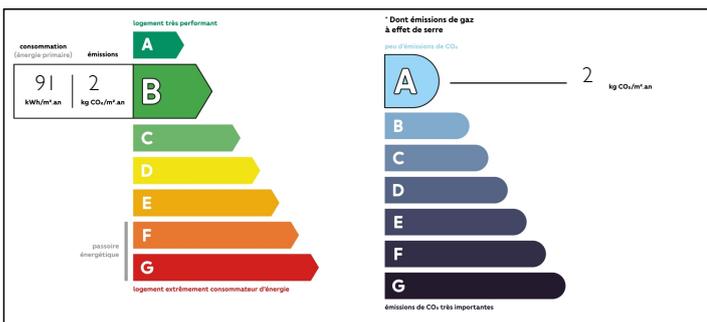
## INFORMATION

Town:	Pech-Luna
Department:	Aude
Bed:	10
Bath:	9
Floor:	520 m2
Plot Size:	30000 m2

## IN BRIEF

At the end of a country lane, surrounded by fields and small woodland areas, on a south facing slope, and with unobstructed views to the Pyrenees lies this small Domaine. This is a place of calm and tranquility, and a location difficult to match. The beautifully presented main house has been extensively renovated over the last 10 years and would make an ideal home for a family, large or small. The smaller houses provide an up and running income through gites or accommodation for family and friends. Outside you will discover award winning gardens, providing areas of sun and shade, two walled courtyards, and lawned areas, all well stocked with flowers, shrubs and trees. There is a large heated swimming pool (12mx 5m), well fenced, and with a spacious paved surround. Also a boules pitch, a pond, 2 stone outbuildings, and on the boundary a small stream. There is ample parking...

## 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 stone built property of approximately 370m2 consists of;

### Ground floor

Front door leads to large, south facing day room (54m2) with sitting area, dining area, fully fitted kitchen and wood burner. French doors lead to courtyard garden with outside dining area. Behind this is a pantry area (7m2) and boiler room. Two archways lead to large south facing salon (54m2) with fireplace and log burner. Archway leads to TV/games room (17m2) with door to rear. Doors also lead to toilet (2m2) and boiler room (2m2). Door from salon leads to sun room (23m2) and through this to laundry room (9m2). Bifold doors from sun room lead to second courtyard garden with abri and fountain.

Stairs from day room lead to...

### First floor

Landing 19 m2, with doors to:

Bedroom 1 (17m2 with dressing room (6m2) and shower room (4m2)

Shower room (3m2)

Bedroom 2 (18m2)

Bedroom 3 (17m2)

Bedroom 4 (27m2) with bathroom (4m2)

Bedroom 5 (21m2) with shower room (4m2)

Stairs from landing lead to...

### Second floor

Bedroom 6 (55 m2) with shower room (5m2)

Heating via air source heat pumps.

The 2nd house of 99m2 is laid out as follows;

Quad aspect living room/ dining room/ kitchen (59m2). Lounge area is double height, facing south. Wood burner. Doors lead to south facing terrace, east facing terrace, and rear.

Door leads to toilet (2m2) and boiler room (1m2)

Stairs lead to....

### First floor

Galleried landing (4m2)

Bedroom 1 (13m2) with shower room (3m2)

Bedroom 2 (13m2) with bathroom (4m2)

## LOCAL TAXES

**Taxe foncière: 2955 EUR**

## NOTES