

Hérault: On the border of the Tarn Hérault Aveyron magnificent property with gîtes, outbuildings and land.



## INFORMATION

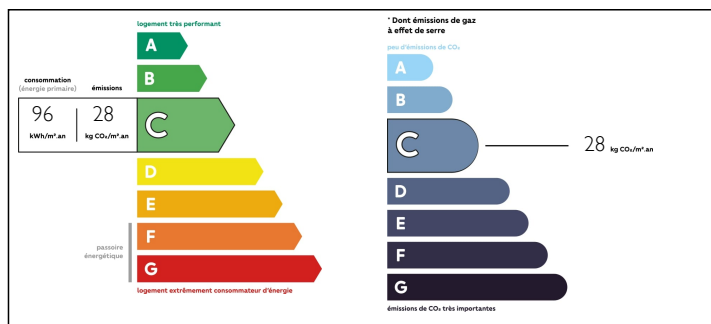
Town:	Castanet-le-Haut
Department:	Hérault
Bed:	6
Bath:	6
Floor:	519 m2
Plot Size:	11964 m2



## IN BRIEF

In the charming commune of Castanet-le-Haut, in a picturesque hamlet perched at an altitude of 800 metres, this incredible property will surprise you with its architecture and its numerous outbuildings offering great potential for your projects. Situated in the Parc Naturel Régional du Haut Languedoc, between the granite massif of Espinouse and the limestone plateau of the Orque cliffs, this property is just as surprising and grandiose as its immediate surroundings. It comprises a living area of 412 m2 with gîtes, a 75 m2 studio annex with veranda or private accommodation to finish converting, another 49 m2, 297 m2 of outbuildings, 63 m2 of terraces and a 102 m2 barn on 2 levels. The potential here is enormous; to sum up, we have 1030.5 m2 of building space. As for the land, this property sits proudly in the heart of approx. 1.3 hectares of land. If you're looking for a...

## 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.



## LOCAL TAXES

**Taxe foncière: 2210 EUR**

## NOTES

## DESCRIPTION

Let's start our tour on the Croix de Mounis plateau, leaving the main road behind and taking the road that leads us to this hamlet of character, the end of the line! If you're looking for peace and quiet, this is the place to be! A group of buildings welcomes us, they are all part of the property! This magnificent farmhouse, typical of the Haut Languedoc region, has been superbly renovated in keeping with traditional construction methods, using quality materials and offering all modern comforts and requirements. The renovation has succeeded in sublimating the charm of the old, with stonework, vaulted ceilings, cement tiles and a monumental fireplace. This typical architecture offers unrivalled comfort and potential!

As we entered, we were greeted by a remarkable 90m2 room, THE reception room, which set the tone with its stone walls, spectacular fireplace, numerous windows, beams and massive furniture - impressive! It left us speechless, but we must go on! This room also has a toilet area that meets accessibility standards.

Next to the reception room is a fully-equipped 18m2 professional kitchen, ideal if you're looking for a place to set up a restaurant or, as is the case here, a hospitality business, this will be perfect and ready to go!

Next, a 42m2 relaxation room also offers authenticity and elegance, the bonus? A jacuzzi awaits you in a vaulted wing, the old cellar where sausages used to be dried - incredible, isn't it? There is a bedroom and...