

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, this beautiful property is set within tranquil gardens and offers exceptional business and lifestyle opportunities. With a total of ten bedrooms across two houses, it is ideally suited to a bed and breakfast or gîte business, while also providing ample space to enjoy village life in the south-west of France.

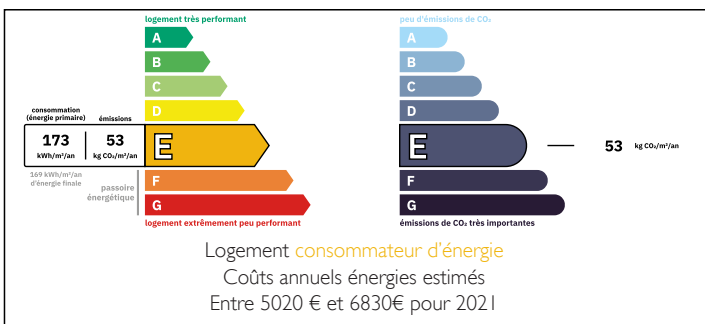
The main house features spacious, light-filled rooms with high ceilings, making it perfect for welcoming guests. A second house could serve as comfortable owner's accommodation or an independent gîte. The extensive grounds offer numerous places to relax and unwind, including a heated saltwater swimming pool. Further features include several terraces, a garage, a third house awaiting renovation, and the walls of a former tannery that could be developed, subject to requirements and permissions.

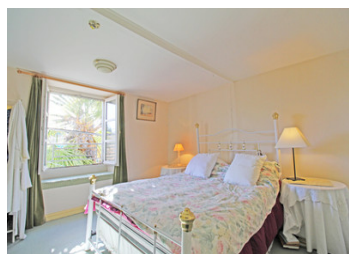
All this is just a short distance from the beautiful

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.

ENERGY - DPE





NOTES

DESCRIPTION

Charming B&B Opportunity in the Heart of Lérans – With Guest Houses, Gardens & Pool

Set in the lively village of Lérans, just minutes from Lac de Montbel and within easy reach of Mirepoix and the Pyrenees, this remarkable property offers not only a beautiful home but also exceptional potential as a successful bed and breakfast.

The Main House

Extensively renovated by the current owners, the property welcomes you through grand oak doors into a wide entrance hall, complete with stunning coloured glass Art Nouveau doors. The ground floor features a spacious living room, dining room, and a large kitchen opening onto a sunny terrace built on the site of a former Protestant chapel.

Upstairs, the first floor offers two en-suite double bedrooms and two further doubles, one with an adjoining bathroom that can be used as a family suite. The second floor provides another large double with bathroom and storage, a second double room sharing this bathroom, plus two additional en-suite doubles—ideal for B&B guests.

The Guest Houses

A second house, located across a quiet impasse beside the garden, provides two en-suite bedrooms and a welcoming open-plan living/kitchen area with a cosy wood burner.

A third adjoining building with a new roof offers three floors (approx. 75m²) ready to be developed—perfect for expanding accommodation or creating an owner's apartment.

Gardens & Outdoor Living

The gardens are a true highlight: leafy spaces for reading, dining, or enjoying a glass of wine, all set around a 5 x 10 m heated saltwater pool (liner...