LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32406NE11 Price: 699 000 EUR

agency fees to be paid by the seller

Stone Farmhouse on 8.2 Hectares with Event, Equestrian and Tourism Potential















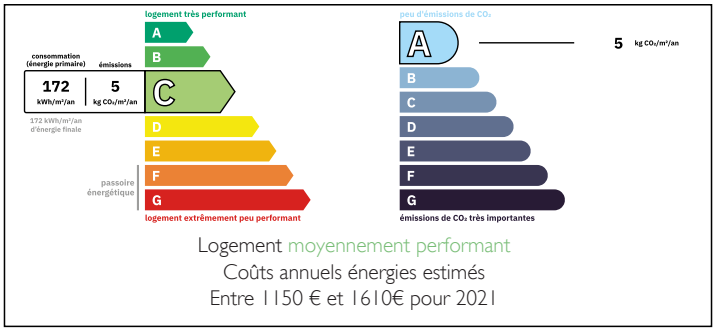
INFORMATION

Town:	Verdun-en-Lauragais
Department:	Aude
Bed:	5
Bath:	3
Floor:	228 m2
Plot Size:	82000 m2

IN BRIEF

Nestled on the south side of the Black Mountains this beautiful property offers multiple possibilities for establishing a business in the South-West of France or a large family home. The main house is built with gorgeous traditional stone and offers four good-sized bedrooms as well as an open downstairs living and dining room. Beyond the main house the property shows its true potential with a large second house of around 450m2 offering a commercial kitchen and reception area downstairs and upstairs dormitory. There are three stone stables and a separate building with mezzanine that has permission to convert into a gîte. Over 8 hectares of land surround the property and includes a bread oven, a toilet block ideal for a campsite, a large agricultural hanger and plenty of fields and woods to explore or use for horses or...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1150 € et 1610€ pour 2021

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32406NE11 Price: 699 000 EUR

agency fees to be paid by the seller







DESCRIPTION

The property is located amongst woods and rolling countryside on the southern slopes of the Black Mountains. A long drive leads into the area in front of the large gite with plenty of space for guest or event parking. The exquisite dark brown and yellow stone of the main building makes a fantastic impression with the main house enjoying a private outlook behind the gîte. The house has a useful boot room at one entrance, perfect for when you come in from the garden or fields. There is also a wood fired boiler that heats the property. A light and open living and dining area takes up the ground floor of the property with a corner kitchen, perfect for entertaining. There is an additional storeroom to the side of the kitchen. A bright staircase leads to the first floor where there are two bedrooms and a family bathroom. Another room along the corridor is currently used as an office but is more than big enough to be converted into a bedroom. At the far end of the property is a very generous bedroom, a perfect little retreat in this beautiful home.

Adjoining the main house is a property of similar size with an open reception room on the ground floor, complete with open fire and a good-sized commercial kitchen with cold storage room and separate entrance for serving guests outside. On the first floor is a dormitory that could be converted into individual bedrooms...

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr