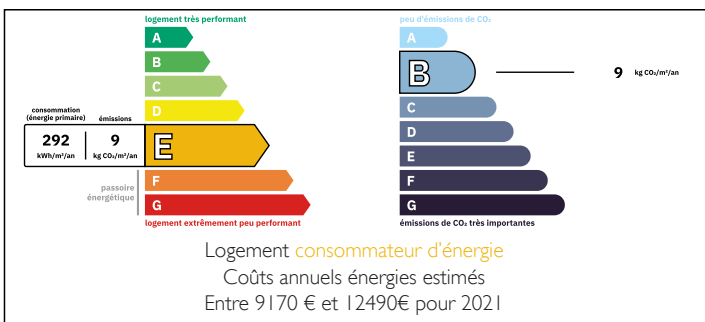


"Wow! Big land, big potential, big character – and now at a reduced price! Don't miss this unique opportunity"



ENERGY - DPE



INFORMATION

Town:	Artigat
Department:	Ariège
Bed:	0
Bath:	0
Floor:	582.73 m2
Plot Size:	36629 m2

IN BRIEF

Nestled in the heart of the Ariège and just an hour from Toulouse, this exceptional estate offers the perfect blend of charm, space and opportunity.

The Maison de Maître brimming with character is complemented by two delightful gîtes, a B&B, and several charming outbuildings — ideal for a family home, hospitality venture, or both.

Set within 3.6 hectares of peaceful, natural surroundings, the estate offers huge scope for expansion and creative enterprise — from weddings and retreats to a café, art or cookery courses, cycling holidays, glamping, music soirees, photography weeks, market garden with home grown vegetables and fruit, animals and more.

Whether you're seeking a private residence with income or dreaming of running your own lifestyle business, this property is full of potential and ready

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: 3613 EUR

NOTES

DESCRIPTION

Let's take a tour of this impressive estate, where historic charm, generous living space, and endless potential come together across multiple buildings.

MANOR HOUSE (468 m²)

The grand Maison de Maître has been thoughtfully divided into two sections: one for private family living and the other for guest accommodation or rental.

PART ONE – PRIVATE FAMILY ACCOMMODATION

Ground Floor:

A spacious and functional layout ideal for everyday living, featuring:

- Kitchen (26 m²): A generous space for family cooking and entertaining
- Lounge (22.5 m²): A welcoming sitting room with character and comfort
- Study (14 m²): Perfect for working from home or use as a reading nook
- Dining Room (22 m²): Ample room for large family meals and gatherings
- Utility Room (15 m²): Convenient extra space for laundry and storage

First Floor:

- Hallway (17 m²): Central access to all bedrooms
- 4 Bedrooms: Bright and spacious – 17.5 m², 22 m², 14 m², and 15.5 m²
- Shower Room with WC (6 m²): Practical and recently updated

This side of the manor offers privacy, comfort and original period features throughout.

PART TWO – GÎTE NO. 1 (Ground Floor)