

9 hectare leisure facility with 2 lakes, 130m2 property, 3 chalets, swimming pool.



## INFORMATION

Town:	Chalabre
Department:	Aude
Bed:	8
Bath:	8
Floor:	325 m2
Plot Size:	93431 m2

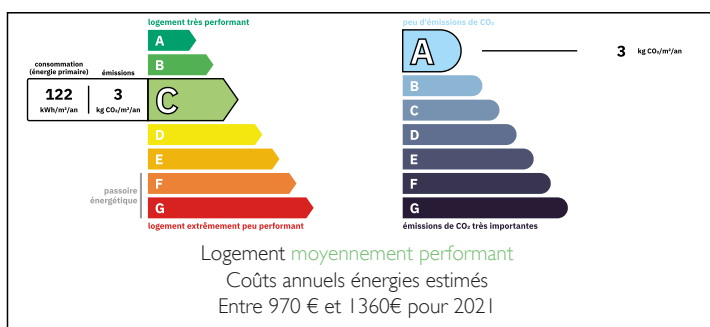
## IN BRIEF

A nature lovers paradise, this 9 hectare leisure facility offers the perfect opportunity to escape from the pressures of city life and enjoy the bucolic countryside of the Aude region. Situated a short drive from the picturesque town of Chalabre with its chateau and many amenities, the property offers an excellent business opportunity for those wishing to run a holiday business or a rural idyll of a home for those seeking a more reclusive lifestyle.

The property is conveniently located between the airports of Carcassonne (50 mins) and the UNESCO World Heritage Site city and Perpignan (1h30mins) next to the Mediterranean beaches. The nearest ski slope is a 45 minute drive.

The Aude valley offers a host of activities for those searching for an outdoor lifestyle and is steeped in the history of the Cathars and its many castles. Its...

## 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 current site offers a single storey principal residence in a wood chalet style of 130m<sup>2</sup> which has amazing views of one of the two lakes.

There is also a wooden reception building at the entrance to the property and 3 independent chalets each of 35m<sup>2</sup> with their own terrace overlooking a secure swimming pool, kids play area and volleyball court and a pool house with toilets.

Planning permission is in place for a further 36 dwellings with the possibility of more subject to approval. In total 23 are serviced and 17 semi-serviced (the distribution remains to be completed and all the equipment is provided). A septic tank is installed, another brand new one is provided. The sewer, water, electricity and fire networks are done. Only the connection of the TGBT to the transformer is to be carried out as well as the finalization of the distribution of the 17 locations.

Contact us today for information!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES