LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34956LIS11 Price: 1 595 000 EUR

agency fees to be paid by the seller

Where Silence Inspires: A Panoramic Retreat in the South of France















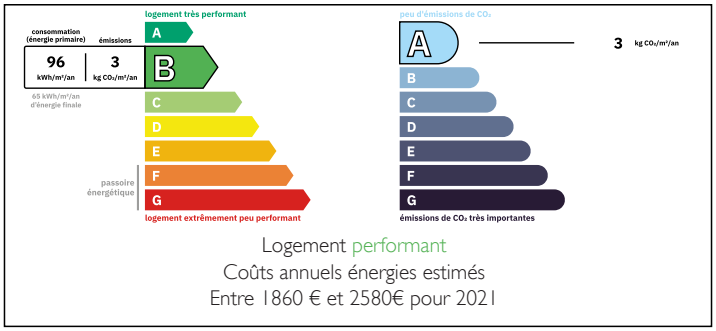
INFORMATION

Town:	Limoux
Department:	Aude
Bed:	15
Bath:	11
Floor:	650 m2
Plot Size:	210000 m2

IN BRIEF

Set on 21 hectares of unspoilt land with panoramic views, this exceptional estate offers absolute peace and immense potential. It includes a landscaped garden with over 1,000 plants, a koi-filled pond, trails through meadows and woodland, and numerous high-end amenities. The estate features 4 guest suites with private terraces, 2 gîtes, a 59 m² dining room, several rental units, a studio, and an office. A solar-heated pool, garage, barn, and EV charging stations complete the offer. Fully eco-renovated with solar panels, reinforced insulation, and smart systems, this property is ideal for a private retreat, boutique hospitality project or wellness destination. Just unforgettable.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1860 € et 2580€ 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.

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LOCAL TAXES

Taxe foncière:	**5282 EUR**

NOTES

DESCRIPTION

Here, time slows down. Set across 21 hectares of unspoilt landscape, this exceptional property offers sweeping views over valleys, meadows, forests and distant mountain peaks. Serenity is absolute. Whether as a private retreat or an inspirational hospitality project, this is not just a property — it is a sanctuary for those who dream bigger.

A remarkable botanical garden with over 1,000 species, a fruit orchard, a 1,000 m² koi pond, and winding trails through woods and fields invite you to reconnect with the rhythms of nature.

An Invitation to Host with Grace and Comfort
4 spacious guest suites (25–31 m²), each with private terrace and stunning views

Two fully equipped gîtes (100 m² & 75 m²), ideal for family holidays or group stays

A welcoming 59 m² dining space for shared meals and meaningful connections

Rental income from three year-round accommodations: two furnished/unfurnished apartments and a 168 m² main house

A 40 m² studio and 27 m² office, perfect for workshops, therapy, or flexible use

Quality Amenities, Thoughtfully Designed
Heated solar pool (9 x 4 m) with 120 m² of terracing and panoramic views

80 m² technical building, 30 m² enclosed garage, 75 m² timber barn for storage, creative space or workshops

Private parking with two 22 kW electric charging stations

Eco-Friendly and Energy-Efficient Living
This is a property with strong sustainable values: