LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36760NE11 Price: 1 350 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 274 000 EUR without fees)

83-Hectare Estate with Pyrenees Views, Pool & Multiple Properties Near Limoux







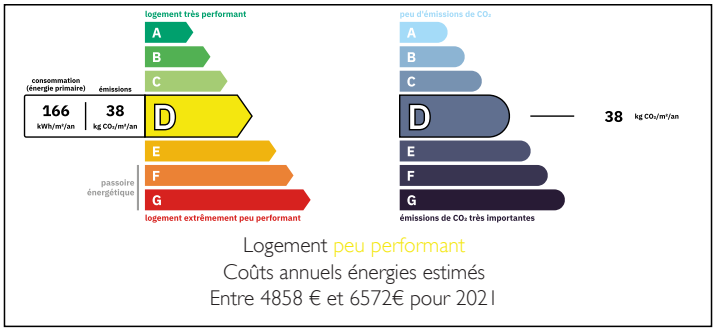








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4858 € et 6572€ pour 2021

INFORMATION

Town:	Limoux
Department:	Aude
Bed:	15
Bath:	8
Floor:	900 m2
Plot Size:	863036 m2

IN BRIEF

Amongst the gentle hills of the Malpère with vineyards, woods and the Pyrenees dominating the horizon you will find this large domaine, full of possibilities. The property covers over 83 hectares of fields, and woods with a large vegetable garden, a grove of almond trees and 5 buildings for accommodation, workshops, storage or hosting events.

The main property is a beautiful maison de maître with large communal living rooms and kitchens on the ground floor and 7 bedrooms and 4 bathrooms on the top two floors. Another large house serves as a gîte, ideal for hosting groups, with 5 bedrooms and 4 bathrooms. A third house with 3 bedrooms offers another option for rentals or staff to live on site.

Complementing all this living accommodation are beautiful gardens surrounding the various houses,

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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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DESCRIPTION

Situated in a stunning location amongst woods, fields and vineyards, this domaine looks over the surrounding countryside and the Pyrenees beyond. It offers countless possibilities for functions, developing a rural collective or multiple gîtes. There is also the possibility to purchase parts of the current company that runs the domaine rather than the whole property.

The property features five large buildings, a pool and multiple smaller buildings spread over 1.2 hectares. The domaine itself extends for over 83 hectares into the surrounding hills including woods of mainly established oak, fields, plenty of parking, a camping area, a grove of almond trees and a 3000m2 vegetable garden.

The impressive main house looks out over a mature garden with a more intimate walled garden behind. The property includes seven bedrooms and four bathrooms, a large open dining area with adjoining kitchen and back kitchen, ideal for hosting large groups or events. There are three more living rooms on the ground floor and a large space used as a music room with a separate entrance. Leading from the kitchen is a workshop with access to the garden at the rear and on the top floor a large open attic space is ideal for storage or could be converted into a studio or living space. The whole property benefits from high ceilings and large windows, with views over the countryside and to the mountains.

Adjoining the main house is the tower and additional living space in need of...

NOTES