LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38758NE09 Price: 925 000 EUR

agency fees to be paid by the seller

Luxury estate near Mirepoix with pool, 2 gîtes, income potential and 13 bedrooms















INFORMATION

Town:	Mirepoix
Department:	Ariège
Bed:	13
Bath:	7
Floor:	520 m2
Plot Size:	21700 m2

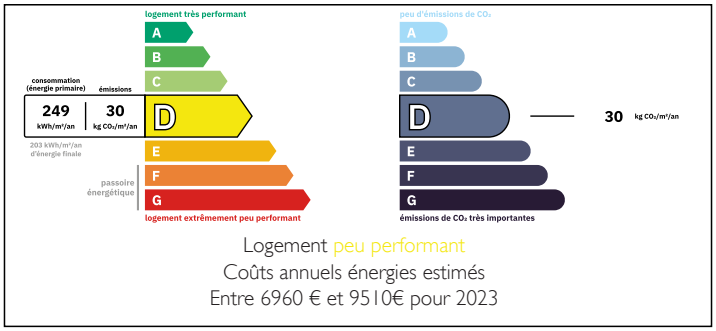
IN BRIEF

This beautiful domaine surrounded by mature trees, gardens and fields is just a few minutes outside of the popular medieval town of Mirepoix. The property has no close neighbours and would make a perfect gîte or B&B business or a large family home.

The property boasts three separate houses, a beautifully renovated house used by the owners with 4 bedrooms and 2 bathrooms. This is adjoined by the large farmhouse, currently used as a gîte with 6 bedrooms and 3 bathrooms as well as its own terrace and access to the garden. A second gîte offers a further 3 bedrooms and 2 bathrooms with an open living and kitchen area with views over the fields to the front.

The property sits in over 2 hectares of land, with fruit trees, impressive conifers, and fields. The pool with a stone terrace...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6960 € et 9510€ pour 2023

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:	**4281 EUR**

NOTES

DESCRIPTION

Amongst the fields and rolling hills to the East of Mirepoix you will find this stunning domaine. The property looks out over fields and woods, with a spacious drive and terraces to the front and a garden to the rear. The building is divided into three individual houses to function as gîtes but could equally work as one large home and an independent flat.

The current owner accommodation is beautifully renovated with an open dining room and kitchen on the ground floor with access onto the front terrace, ideal for al fresco dining or simply enjoying a morning coffee to the sound of birdsong. There is a utility room with access to the adjoining farmhouse and a downstairs toilet. On the first floor a spacious living room with wood burner and character features like exposed stone walls, is the ideal spot to enjoy a book or a film after the sun has gone down. A master suite with large bathroom and dressing room and an office area, complete the first floor. On the second floor there are three more double bedrooms, plus a family bathroom, and additional storage.

The farmhouse is the central part of the property and is perfectly adapted to serve as a large gîte. There is a front terrace with seating for up to 20 people. Inside, a spacious kitchen provides enough space to cater for large groups and opens onto a living and dining area with a wood burner, ideal...