LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42865COM11 Price: 1 160 000 EUR

agency fees to be paid by the seller

128-Hectare Rural Estate with House, Barn and Outbuildings in Fourtou







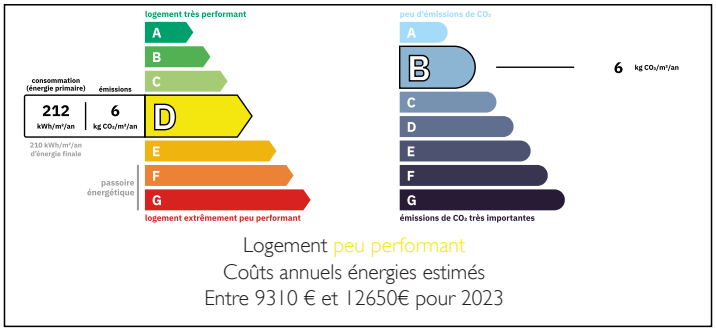








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 9310 € et 12650€ pour 2023

INFORMATION

Town:	Fourtou
Department:	Aude
Bed:	10
Bath:	3
Floor:	600 m2
Plot Size:	128000 m2

IN BRIEF

Located in the peaceful countryside of the Hautes-Corbières, this substantial rural estate offers approximately 128 hectares of land, together with a traditional stone house, a large barn and several additional outbuildings.

The main house features traditional stone architecture, tiled roofs and an enclosed courtyard with covered outdoor areas. The property offers an opportunity to create a comfortable countryside residence, with scope for improvement and personalisation.

The barn and outbuildings provide further potential, including the possibility of creating additional accommodation or a dedicated retreat house, subject to the necessary permissions.

With its extensive land and woodland, the estate could appeal to buyers interested in livestock

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: **1278 EUR**

NOTES

DESCRIPTION

Set in the peaceful and unspoilt countryside of the Hautes-Corbières, this substantial rural estate offers a rare opportunity to acquire approximately 128 hectares of land, together with a traditional stone property, a large barn and several additional outbuildings.

Surrounded by extensive countryside and woodland, the property offers a wonderful setting for those looking to embrace rural life, develop an agricultural activity or create a project with considerable potential.

The House

At the heart of the estate is a traditional stone house, featuring tiled roofs and an enclosed courtyard with covered outdoor areas.

The property retains the character of a traditional rural building and offers an opportunity for a buyer to create a comfortable home in a peaceful countryside setting. There is scope to improve and personalise the house, making it suitable as a private residence, a rural retreat or as part of a wider estate project.

The Outbuildings and Barn

The property includes a substantial barn and several additional outbuildings, offering a range of possibilities for future use.

Depending on the buyer's plans and the necessary permissions, these buildings could provide opportunities for additional accommodation, guest facilities, workshops or the creation of a dedicated retreat house.

The existing buildings add considerable interest to the property, particularly for buyers looking to develop a rural tourism or hospitality project.