

Peaceful countryside retreat with potential for horses, B&B or gîtes near the medieval town of Mirepoix



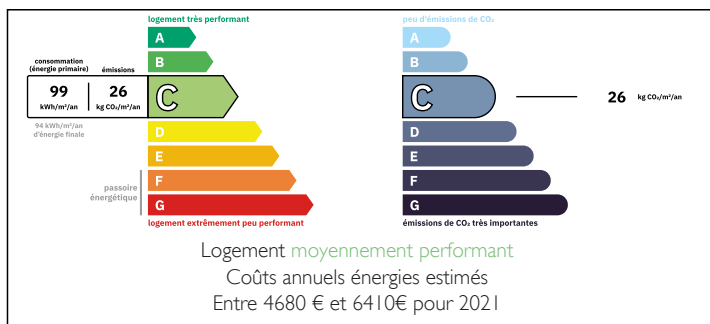
## INFORMATION

Town:	Mirepoix
Department:	Ariège
Bed:	12
Bath:	8
Floor:	658 m2
Plot Size:	598000 m2

## IN BRIEF

Nestled amongst the rolling hills south of Mirepoix you will find this beautiful domaine, a perfect countryside retreat. Sitting amongst almost 60 hectares, this charming property offers you endless possibilities for a life in this delightful part of France. The main property is divided into 2 houses plus a separate apartment and a large communal space with guest rooms. There is a total of 12 bedrooms with 8 bathrooms and four kitchen areas to give multiple possibilities for hosting guests or rental potential. The grounds of the property offer multiple outbuildings including a large double garage, a stable with 7 horse boxes and a separate 600m2 agricultural hanger. All this set amongst fields, pastures and lakes in beautiful countryside only a short drive from all the amenities of Mirepoix and the surrounding towns. The potential for events, conferences,...

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

A rolling road leads you up the hill to the sight of this impressive property and its surrounding land. The main house overlooks the countryside and village of Caudeval on the opposite side of the valley and the nearest neighbour is almost a kilometre away, guaranteeing peace and quiet in this idyllic location.

The first part of the main property has a large open plan living area with a corner kitchen and downstairs bathroom. Upstairs are two good-sized bedrooms with views over the surrounding countryside. The adjoining house has a downstairs living area with a large bedroom, bathroom and separate dressing room on the first floor.

In the centre of the main house is a large communal area with an open plan living and dining room with an open fire and adjoining kitchen. This space would be perfect for entertaining or serving guests and it opens onto the rear terrace. There is also a large office and downstairs bathroom. Upstairs there are nine bedrooms, seven of which have their own bathroom and one living room with kitchen that could be used as an individual apartment. Another separate apartment on the ground floor has its own living room with fireplace, kitchen and shower room.

The property's grounds are a mixture of fields, pastures and scrubland, a stream and some small lakes. This makes it ideal for horses or another project involving animals. There is a stable of 280m2 with 7 horse boxes, a large agricultural...