

Real estate complex on 3,500 m2 of enclosed land with saltwater pool set in a quiet countryside location.



INFORMATION

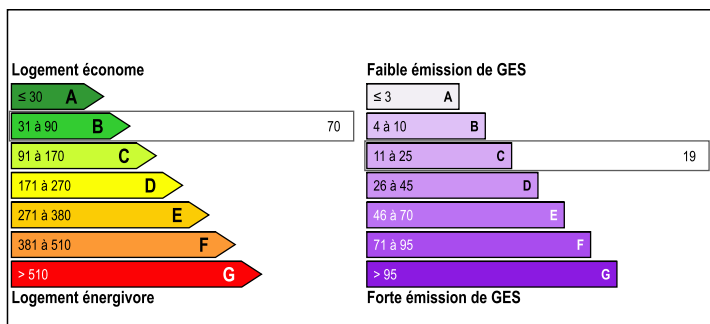
Town:	Léran
Department:	Ariège
Bed:	13
Bath:	8
Floor:	620 m2
Plot Size:	3500 m2



IN BRIEF

This ready to go real estate complex offers the opportunity of an instant business. The current owners have been operating as a successful venue for retreats and group bookings, hosting up to 21 people. It also boasts an attached house which the owners live in with their family. It is on the outskirts of the picturesque village of Léran in the Ariège region of south west France and is a 1hr drive from Carcassonne airport. The beautiful lake at Montbel is only a 5 minute drive and the ski slopes a 45 minute drive away.

ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The owners house with its own terrace is 175m2 consisting of, on the ground floor, entrance hall leading to a fitted kitchen/lounge/diner of 43m2, an office of 15.4m2, laundry room, shoer room, toilets, 2 bedrooms of 12.7m2 and 14.8m2.

First floor Master bedroom with shower room, dressing room and balcony 27.7m2, toilet and attic room of 26m2.

Retreat/Group residence

Entrance hall leading to lounge/dining room of 63m2, games room 17m2, toilet, bedroom 20m2 with shower.

First floor: 6 bedrooms including 4 with bathrooms and toilets, 1 living room.

Second floor: Configured as an apartment consisting of a living room, 2 bedrooms and 1 bathroom/toilet.

Fantastic business opportunity not to be missed!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>