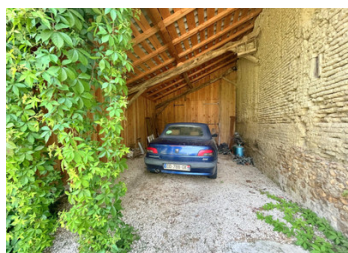


Fabulous opportunity - domaine with 2 houses, gite and dependance plus 3.6 ha terrain - lots of potential



INFORMATION

Town:	Artigat
Department:	Ariège
Bed:	0
Bath:	0
Floor:	582.73 m2
Plot Size:	36629 m2



IN BRIEF

Discover a stunning estate nestled in the heart of the Ariège, just an hour from the vibrant city of Toulouse.

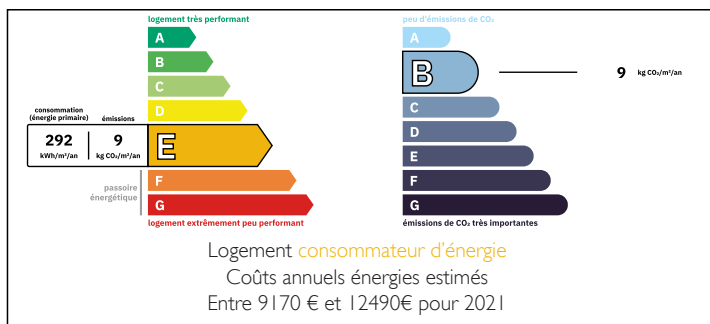
This exceptional property features a beautiful Maison de Maître, complete with two charming gîtes plus bed and breakfast, several outbuildings, all offering a perfect blend of space, accommodation and comfort.

Immense potential for further development or personal use.

Set on an expansive 3.6 hectares of picturesque land, this estate surrounded by the natural beauty of the region.

Whether you seek a private residence, a hospitality business, or both, this property promises endless possibilities.

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 foncière: 3613 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MANOR HOUSE (468m2)

Part - private accommodation

:

GROUND FLOOR

- Kitchen (26 m2)
- Lounge (22.5 m2)
- Study (14 m2)
- Dining room (22 m2)
- Utility room (15 m2)

FIRST FLOOR

- Hall (17 m2)
- 4 bedrooms (17.5 m2, 22 m2, 14 m2 and 15.5 m2)
- Shower room with WC (6 m2)

Gite No 1:

GROUND FLOOR

- Living room/kitchen (48 m2)
- Bedroom (12 m2)
- Dressing room (4.5 m2)
- Shower room (4 m2)

Access to terrace.

Gite No 2:

FIRST FLOOR

- Entrance (9 m2)
- Kitchen (19 m2)
- Lounge (28.5 m2)
- Shower room with WC (3.3 m2)
- Mezzanine with 2 bedrooms
- 3 guest bedrooms of 23 m2 – one with shower, WC, wash basin – the other 2 share a shower room with WC