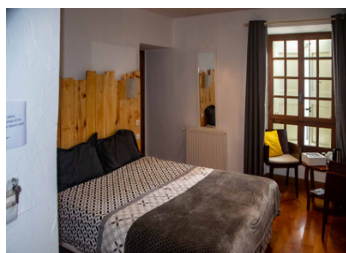
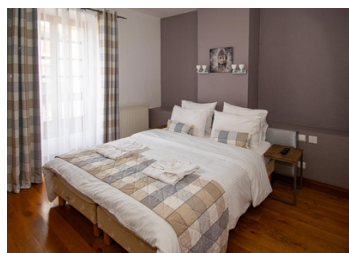


Gites, bed and breakfast, 395 m2 on 3 levels, vaulted cellar, courtyard. In the centre of MIREPOIX.



## INFORMATION

Town:	Mirepoix
Department:	Ariège
Bed:	9
Bath:	9
Floor:	395 m2
Plot Size:	42 m2

## IN BRIEF

For Sale - Historic Character Residence in the Heart of Mirepoix, Medieval City

### Description and Features

#### Authentic Elements

This unique residence exudes elegance and charm, featuring original stone walls, exposed beams, solid wood flooring, antique terracotta tiles, and a grand wooden staircase. High ceilings and spacious rooms create a prestigious atmosphere. A semi-underground vaulted cellar adds to the property's historic charm.

#### Ground Floor:

Large secure entrance (with coded entry) approximately 20 m<sup>2</sup>

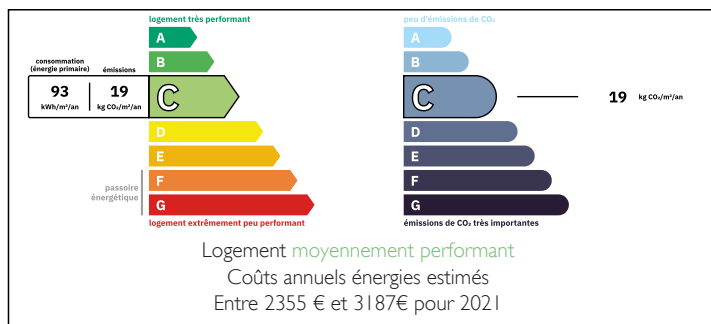
Spacious kitchen of 22 m<sup>2</sup>

Bright reception room of 34 m<sup>2</sup>

Restroom with washbasin (3.9 m<sup>2</sup>)

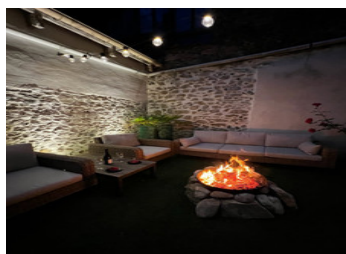
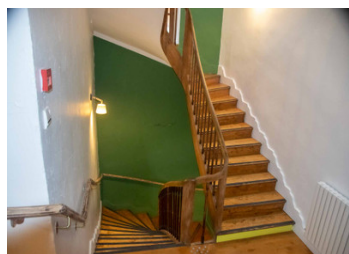
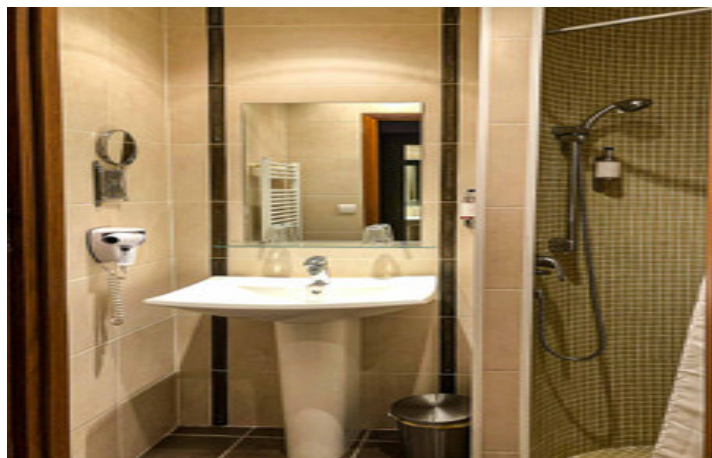
42 m<sup>2</sup> patio, perfect for relaxation or hosting events,

## 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: 4000 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### First Floor:

Three bedrooms (19, 21, and 26 m<sup>2</sup>), each with an en-suite bathroom, toilet, and closets

Hallway and corridor with built-in storage

### Second Floor:

Four bedrooms (14, 15, 15, and 30 m<sup>2</sup>), each with an en-suite bathroom and toilet, including a large 30 m<sup>2</sup> suite with double closets

Living space or guesthouse: equipped kitchen, lounge, and mezzanine (30 m<sup>2</sup>)

Hallway and corridor with additional storage

### Amenities and Potential

No renovations required! With three separate entrances, this residence is ideal for operating a bed and breakfast or guesthouse. Located in the heart of the village, it's close to all amenities including shops, schools, a college, high school, swimming pool, gym, and public transportation.

### Prime Location:

Just 1 hour from Toulouse, 40 minutes from Carcassonne, 40 minutes from the Mont d'Olmes ski resort, 1 hour 15 minutes from the Mediterranean, and 1 hour 20 minutes from Andorra.

A unique opportunity for history and heritage enthusiasts or for any investor in the tourism sector.

Mirepoix is a medieval gem nestled in the Pyrénées Ariégeoises, in the Ariège department of the Occitanie region in southern France. This charming 13th-century village is renowned for its historical architecture and authentic atmosphere. Surrounded by mountains, Mirepoix offers a picturesque setting that attracts history lovers, tourists, and heritage enthusiasts.

### Top Tourist Attractions:

#### Place des Couverts

The heart of Mirepoix is its central square, Place des Couverts, surrounded by half-timbered houses with colorful facades, typical of medieval architecture. Its