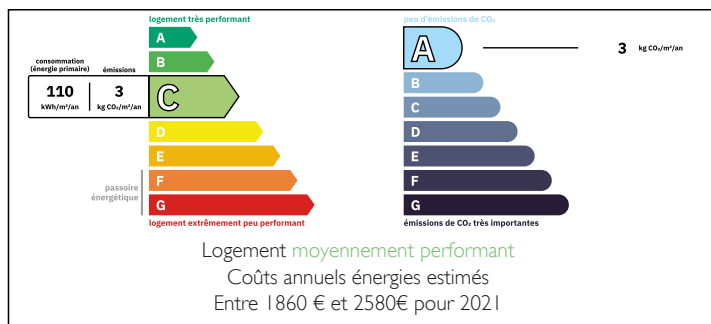


Estate in a privileged setting



ENERGY - DPE



INFORMATION

Town:	Limoux
Department:	Aude
Bed:	15
Bath:	11
Floor:	650 m2
Plot Size:	210000 m2

IN BRIEF

An exceptional place to recharge

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: 5209 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Property in the Heart of Nature – Ideal for a Tourist or Residential Project

A Unique and Prestigious Estate

- . 21 hectares of preserved nature, offering complete tranquility, away from the stress of daily life
- . Panoramic view of the valley with varied landscapes, including meadows, woods, and mountains
- . Idyllic setting, perfect for a private residence or a tourist project (gîtes, guest rooms, seminars, events, etc.)
- . Landscaped garden with 1,000 plants, an orchard, and a 1,000 m² pond, home to beautiful Koi carp
- . Walking paths that meander through the meadows and woods, allowing guests to fully enjoy the surrounding nature

Comfortable and Varied Accommodations

- . 4 spacious guest rooms (25 to 31 m² each), all with private terraces and breathtaking views of the surrounding landscapes
- . 100 m² gîte, accommodating 4 people, featuring a living room, equipped kitchen, and comfortable bedrooms
- . 75 m² gîte, also for 4 people, ideal for family or friends' stays
- . Shared dining room of 59 m², providing a welcoming and pleasant space for guests
- . Furnished apartment of 80 m² on two levels, currently rented annually
- . Unfurnished apartment of 67 m², also rented annually
- . 168 m² house on two levels, currently rented annually
- . 40 m² studio and 27 m² office space, offering flexibility and development potential

Quality Facilities for the Comfort of Residents and Visitors

- . 9 x 4 m pool, heated by solar energy, with 120 m² of surrounding terraces and stunning valley views
- . 80 m² technical room, providing functional space