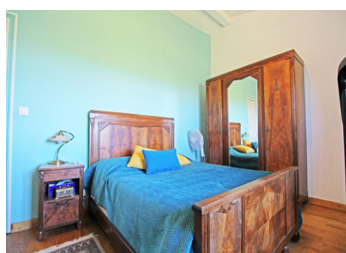
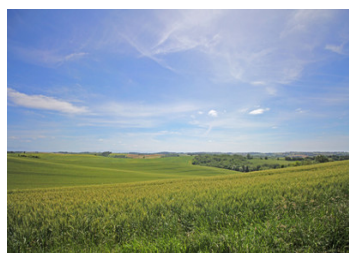
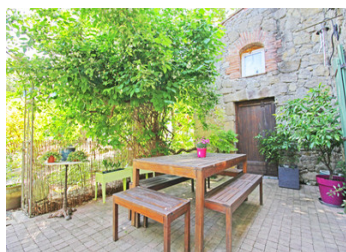
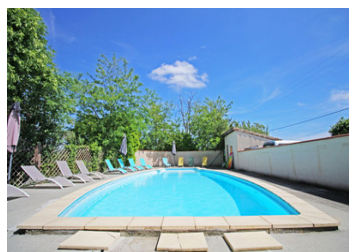


Peaceful domaine with 3 gîtes, a pool and breathtaking views near Salles sur l'Hers



INFORMATION

Town:	Salles-sur-l'Hers
Department:	Aude
Bed:	12
Bath:	7
Floor:	480 m2
Plot Size:	6165 m2

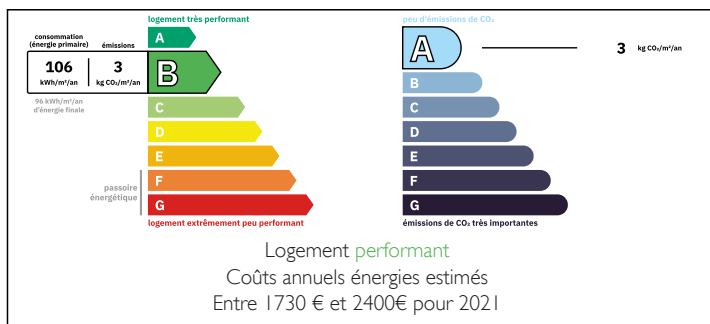
IN BRIEF

On a ridge overlooking the surrounding countryside sits this stunning property. Surrounded by lush gardens, fruit trees and beautiful vistas, there are four separate properties, ideal for a gîtes or B&B project, or a large family home.

The main house is beautifully decorated with five bedrooms en-suite bathrooms, air conditioning and a modern open plan kitchen. A large second house divided into two gîtes offers five bedrooms, two terraces and a peaceful private garden area. A third gîte is independent from the other properties and on one level making it ideal for guests with reduced mobility, it has two bedrooms and its own kitchen.

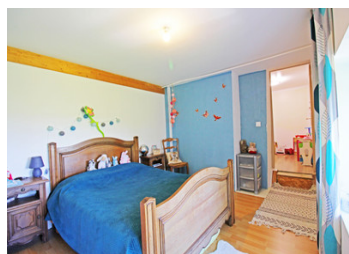
A large hanger provides potential to create a reception space or expand the gîtes. The pool is down a winding gravel path through the trees and is the perfect spot to soak in the sun or...

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: 2735 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Just outside the village of Salles sur l'Hers you will find this beautiful domaine. Four separate properties give plenty of possibilities for a large family, rentals, or a wedding/function venue. The property is currently run as a successful gîte business with one large main house and three gîtes. A large hanger could be used as additional accommodation or as a function room.

There are three possible entrances to the property with plenty of parking for guests. The main house has a charming terrace to the front, in the shade of the trees, an ideal place to enjoy lunch or socialise with friends. An open living and dining room has views over the countryside and to the Montagne Noire. There is a wood burner although this property benefits from reversible air conditioning to keep you comfortable whatever the season, there is a large modern kitchen with dining area and a bedroom with en-suite bathroom on the ground floor. A beautifully crafted metal spiral staircase leads to the first floor where you will find four more bedrooms, each with its own bathroom. A second lounge area with a traditional tiled floor and adjoining dressing room or possible office area provides alternative access to the ground floor.

Opposite the main house is the largest gîte with an open kitchen, a living and dining room, a bathroom, and three bedrooms on the first floor. There is a covered terrace to the front, ideal for a barbecue, this...