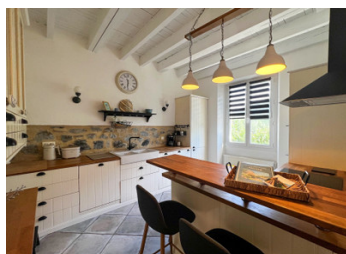


Immaculate stone built detached property with barn and pool. 4 bedrooms, lounge, kitchen, bathroom, terraces.

## EXCLUSIVE



## INFORMATION

Town:	Puivert
Department:	Aude
Bed:	4
Bath:	1
Floor:	196 m2
Plot Size:	1088 m2

## IN BRIEF

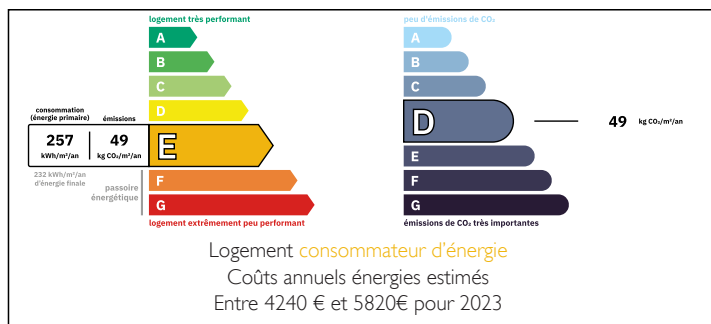
### \*\*\*TURN KEY BUSINESS OPPORTUNITY\*\*\*

This immaculate stone built property enjoys a tranquil location in the hamlet of L'Escale, a few minutes from the picturesque village of Puivert with its popular lake and chateau, located on a plateau between Quillan and the Ariège. Enjoying panoramic views of the surrounding countryside, the region is a haven for nature lovers and also offers a wealth of activities to suit all tastes.

Situated a 1 hour drive from the UNESCO city of Carcassonne and its spectacular castle and only a 1hr 30mins drive to the stunning Mediterranean beaches.. The Spanish border and Andorra are a 2 hour drive and in winter the nearest ski station is 40 minutes away.

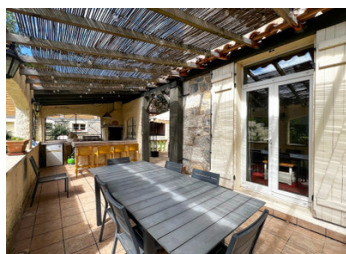
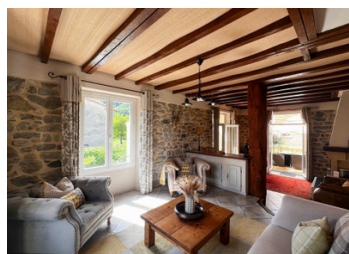
The current owners successfully rent the property throughout the summer season to groups, making it an attractive proposition for those looking to generate a rental income....

## 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.



## DESCRIPTION

This grand property has enjoyed a rich history and was redeveloped after WWII into a comfortable family residence. Situated on a quiet lane and surrounded by countryside and mountain views, the property boasts a sweeping driveway with space to accommodate several cars, as well as a carport next to the barn for 2 more vehicles. The property is surrounded by laurel hedging giving it a very private and intimate feel.

There is a main door at the front of the house but the current owners use the rear entrance, accessed via paved terrace areas off of the driveway, into a spacious hallway of 11.5m<sup>2</sup>. There is a large triple aspect lounge on 2 levels of approximately 30m<sup>2</sup>. The fitted kitchen is 15m<sup>2</sup> and there is a separate dining room of 9m<sup>2</sup> and WC.

On the first floor is a large bathroom of 14m<sup>2</sup>, a bedroom of 12.5m<sup>2</sup>, WC, and a further bedroom of 15m<sup>2</sup> and a master bedroom of 15.8m<sup>2</sup> with a dressing room of 3.5m<sup>2</sup>, which could be converted as an en-suite.

On the second floor is a bedroom of approx. 20.5m<sup>2</sup> and a separate office area of 3m<sup>2</sup> plus various storage spaces in the eaves.

In the basement is a laundry room of 9.25m<sup>2</sup> and a fitness room with sauna approx. 13m<sup>2</sup>.

The lounge opens onto a large terrace with summer kitchen which overlooks the 8 x 4 swimming pool. There are a further 2 terrace areas to the rear and the large barn for conversion.

Fully...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES