

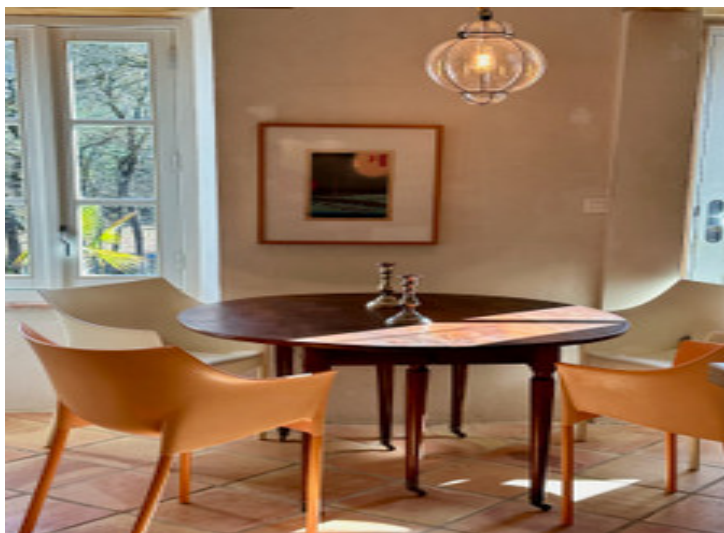


MAGNIFICENTLY RESTORED MAS WITH LAKE  
AND FOREST. DOMAINE DE BAROT  
EFFORTLESSLY COMBINES QUALITY AND  
NATURE.

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PROPERTY FACT FILE	
REFERENCE	A30255MRW11
PRICE	€ 719,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	253 m <sup>2</sup>
LAND	22800 m <sup>2</sup>
TOWN	Villelongue-d'Aude
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne
CONDITION	
FEATURES	Other Drainage, Lake, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Fairytale countryside mas.
- Sophisticated quality refurbished interiors.
- Natural pool, fish pond, nature reserve, park.
- Two spacious ateliers, dreamers & artists haven.
- Top eco friendly biological waste management.

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Exquisite renovated Mas, dominating position with wide views. 253 m2 living space and 2 attached ateliers (bergerie) of 163 m2 over 2 floors. There are 4 bedrooms and 3 bathrooms, and with a 40 m2 library and 40 m2 yoga room that could be converted to extra bedrooms. 2.2 hectares grounds consisting of lawn with fruit trees,

## DESCRIPTIF

### Fairytale Mas.

Renovated Mas, dominating position with wide views, 253 m2 living space and attached bergerie of 163 m2 over 2 floors, 2.2 hectares grounds consisting of lawn with fruit trees and woodland, located 10 km from Limoux, 1 hour drive from Toulouse. Perfect opportunity for artist, B&B or for a large family.

### The Mas

Natural stone Mas dating from before 1900, completely renovated and well insulated, with views of the surrounding rolling hills. Set in its own grounds of 2.2 hectares, with 253 m2 of living space over 3 levels. Adjoining 2-storey bergerie with a surface of 163 m2 plus smaller outbuildings with an additional surface area of in total 57 m2.

### Ground floor, garden level

Spacious entrance giving access to both the main house and the bergerie.

On garden level, the main house offers a large, bright living (40 m2) with high efficiency wood burner and large double windows with beautiful views and a wooden beamed ceiling, a door gives access to the sunny terrace. A hall with exterior door to the garden leads to the semi-open and fully equipped kitchen, with pallet cooker c.q. Heater to which 3 radiators are connected for heating, plus a utility room. A bathroom with Wc, shower, washbasin and direct access to the garden is very practical in summer.

### First floor

A large bedroom with wooden beams and parquet floor, with adjoining bathroom with bath, walk-in shower, washbasin, toilet and bidet. A second beautiful room serving as a library (40 m2), in which additional

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30255MRW I I>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

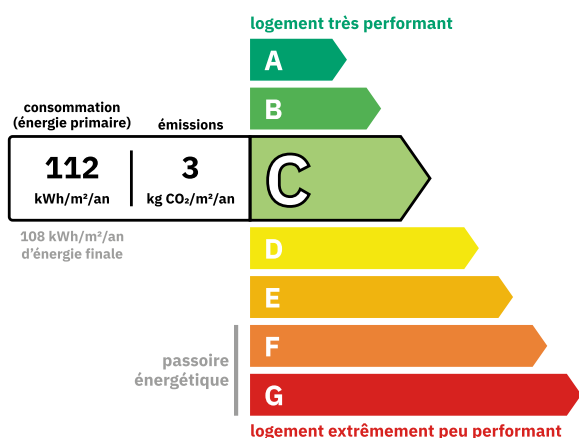
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MAS WITH LAKE AND FOREST  
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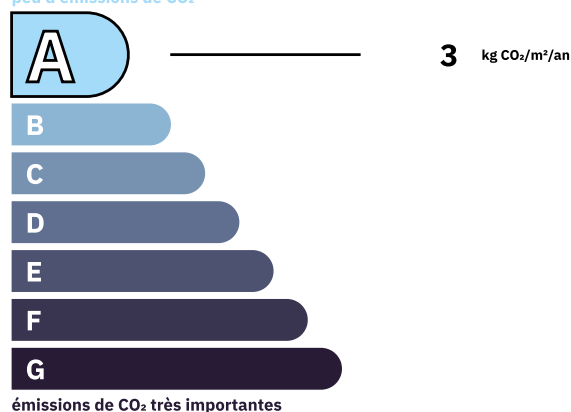
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



peu d'émissions de CO₂



Property Moderately efficient  
Estimated annual energy costs  
between 960 € and 1340€ for 2021

## NOTICE

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## CONTACT

Réf :A30255MRW11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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