





# WHERE SILENCE INSPIRES: A PANORAMIC RETREAT IN THE SOUTH OF FRANCE

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#### PROPERTY FACT FILE

REFERENCE A34956LISTI

PRICE € 1,595,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 15 BATHROOM 11

ACCOMMODATION 650 m<sup>2</sup>

LAND 210000 m<sup>2</sup>

TOWN Limoux

**DEPARTMENT** 

LOCATION 50km or less to airport

TYPE Maison de Vacances, Bed and

Breakfast, House

CONDITION Good condition

FEATURES Swimming Pool, Lake, Well

\*Price based on current exchange rate which is subject to change





- Eco-renovated luxury estate
- Panoramic views over 21 hectares
- Solar-heated pool and gardens
- Perfect for retreat or boutique hotel

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Ref : A34956LIS11

Set on 21 hectares of unspoilt land with panoramic views, this exceptional estate offers absolute peace and immense potential. It includes a landscaped garden with over 1,000 plants, a koi-filled pond, trails through meadows and woodland, and numerous high-end amenities. The estate features 4 guest suites with private terraces, 2

#### DESCRIPTIF

Here, time slows down. Set across 21 hectares of unspoilt landscape, this exceptional property offers sweeping views over valleys, meadows, forests and distant mountain peaks. Serenity is absolute. Whether as a private retreat or an inspirational hospitality project, this is not just a property — it is a sanctuary for those who dream bigger.

A remarkable botanical garden with over 1,000 species, a fruit orchard, a 1,000 m<sup>2</sup> koi pond, and winding trails through woods and fields invite you to reconnect with the rhythms of nature.

An Invitation to Host with Grace and Comfort 4 spacious guest suites (25–31 m²), each with private terrace and stunning views

Two fully equipped gîtes ( $100 \text{ m}^2 \& 75 \text{ m}^2$ ), ideal for family holidays or group stays

A welcoming 59 m<sup>2</sup> dining space for shared meals and meaningful connections

Rental income from three year-round accommodations: two furnished/unfurnished apartments and a 168 m² main house

A 40 m<sup>2</sup> studio and 27 m<sup>2</sup> office, perfect for workshops, therapy, or flexible use

Quality Amenities, Thoughtfully Designed Heated solar pool (9  $\times$  4 m) with 120 m² of terracing and panoramic views

80 m² technical building, 30 m² enclosed garage, 75 m² timber barn for storage, creative space or workshops

Private parking with two 22 kW electric charging stations

Eco-Friendly and Energy-Efficient Living
This is a property with strong sustainable values:

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A34956LISTT





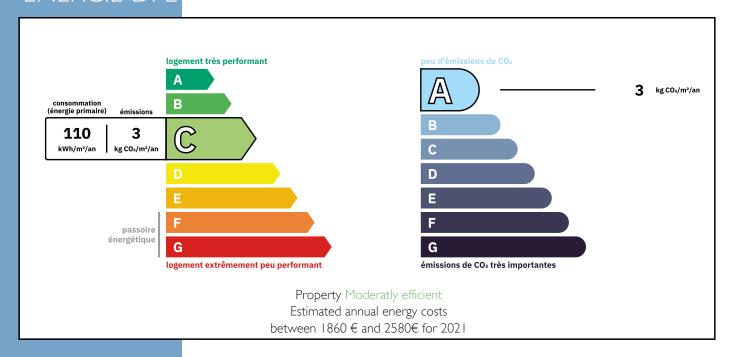


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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fir/

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### **ENERGIE-DPE**



#### NOTICE

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## CONTACT

Réf :A34956LISTT FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr