LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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IN THE SOUTH OF
FRANCE...





PROPERTY FACT FILE

REFERENCE	A34956LIS11
PRICE	€ 1,595,000 £ 0* *agency fees to be paid by the seller
BEDROOM	15
BATHROOM	11
ACCOMMODATION	650 m²
LAND	210000 m²
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





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

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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



DESCRIPTION

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 m² 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 m² & 75 m²), ideal for family holidays or group stays

A welcoming 59 m² 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 m² studio and 27 m² office, perfect for workshops, therapy, or flexible use

Quality Amenities, Thoughtfully Designed
Heated solar pool (9 x 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/A34956LIS11

COMPLETE FILE AND PHOTO ON REQUEST

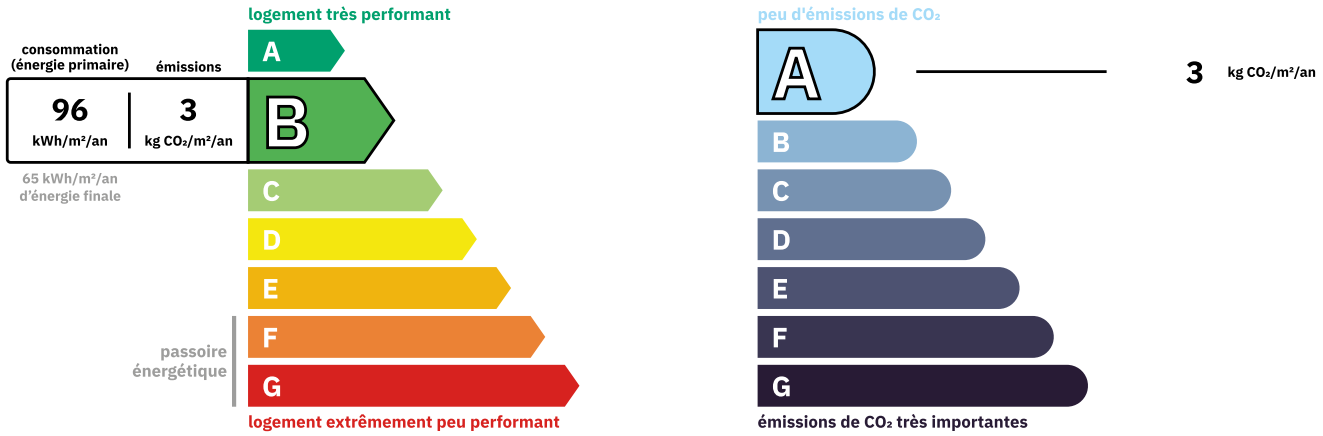
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1860 € and 2580€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A34956LIS11
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