LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



LUXURY ESTATE NEAR MIREPOIX WITH POOL, 2 GÎTES, INCOME POTENTIAL AND 13 BEDROOMS

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PROPERTY FACT FILE

REFERENCE	A38758NE09
PRICE	€ 925,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	7
ACCOMMODATION	520 m²
LAND	21700 m²
TOWN	Mirepoix
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- 13 bedrooms spread across three houses
- Gardens and terraces plus a 10x5m pool
- Gîtes providing potential income
- Outbuildings to develop
- 5 minutes from the medieval town of Mirepoix

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This beautiful domaine surrounded by mature trees, gardens and fields is just a few minutes outside of the popular medieval town of Mirepoix. The property has no close neighbours and would make a perfect gîte or B&B business or a large family home.



DESCRIPTION

Amongst the fields and rolling hills to the East of Mirepoix you will find this stunning domaine. The property looks out over fields and woods, with a spacious drive and terraces to the front and a garden to the rear. The building is divided into three individual houses to function as gîtes but could equally work as one large home and an independent flat.

The current owner accommodation is beautifully renovated with an open dining room and kitchen on the ground floor with access onto the front terrace, ideal for al fresco dining or simply enjoying a morning coffee to the sound of birdsong. There is a utility room with access to the adjoining farmhouse and a downstairs toilet. On the first floor a spacious living room with wood burner and character features like exposed stone walls, is the ideal spot to enjoy a book or a film after the sun has gone down. A master suite with large bathroom and dressing room and an office area, complete the first floor. On the second floor there are three more double bedrooms, plus a family bathroom, and additional storage.



The farmhouse is the central part of the property and is perfectly adapted to serve as a large gîte. There is a front terrace with seating for up to 20 people. Inside, a spacious kitchen provides enough space to cater for large groups and opens onto a living and dining area with a wood burner, ideal for the winter months. There is a conservatory to the rear and access to the garden with plenty of shady spots to enjoy a ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38758NE09

COMPLETE FILE AND PHOTO ON REQUEST

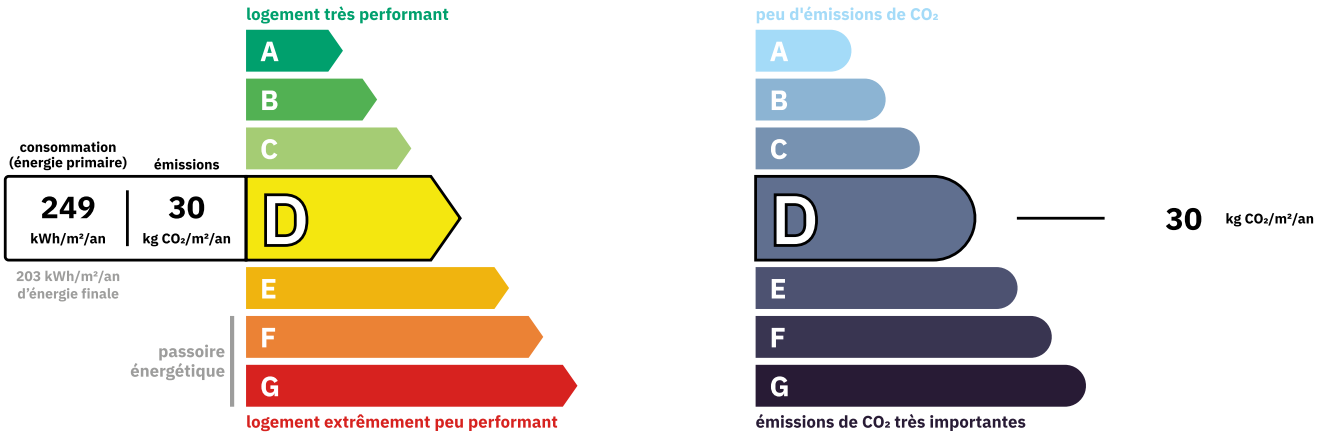
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6960 € and 9510€ for 2023

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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