

MONTRÉAL - HIDDEN IN THE HILLS OF THE MALPERE REGION, YOU WILL FIND THIS TREASURE.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A45817SAB11
PRICE	€ 1,100,000 £ 0* *agency fees to be paid by the seller
BEDROOM	16
BATHROOM	5
ACCOMMODATION	575 m²
LAND	516330 m²
TOWN	Montréal
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Lake

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





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- Business potential
- Panoramic views
- Equestrian potential
- Natura 2000 area
-

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A Rare Estate Combining Heritage, Privacy and Investment Potential
Set within 51 hectares of contiguous certified organic land, this extraordinary country estate offers a unique opportunity to acquire a private sanctuary in one of Southern France's most unspoilt natural environments.



DESCRIPTION

Located just 20 minutes from Carcassonne and its international airport, and only one hour from Toulouse, the property enjoys an exceptional setting within a protected Natura 2000 site, surrounded by rolling countryside and commanding breathtaking panoramic views across the Malepère hills.
A place of remarkable tranquillity, where a life style is defined by space, nature and complete privacy.



At the heart of the estate stands a 19th-century stone residence offering approximately 575 m² of living accommodation.
Currently configured as five independent apartments, this property could provide exceptional flexibility and multiple income-generating possibilities, including:

* Private family estate
* Luxury guesthouse or boutique hospitality business
* High-end holiday rental operation
* Multi-generational residence
* Turnkey investment property with established rental potential

Each apartment benefits from independent central heating, private outdoor terraces, and character features including original fireplaces and wood-burning stoves, blending authentic charm with modern comfort.



Exceptional Outdoor Living
Designed to embrace the beauty of its surroundings, the estate offers an outstanding leisure environment centred around a heated and secure swimming pool.
Positioned away from the residential buildings to ensure complete peace and privacy, the pool area features a fully equipped pool house with barbecue facilities and guest amenities, creating the perfect setting for ente...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45817SAB11
COMPLETE FILE AND PHOTO ON REQUEST

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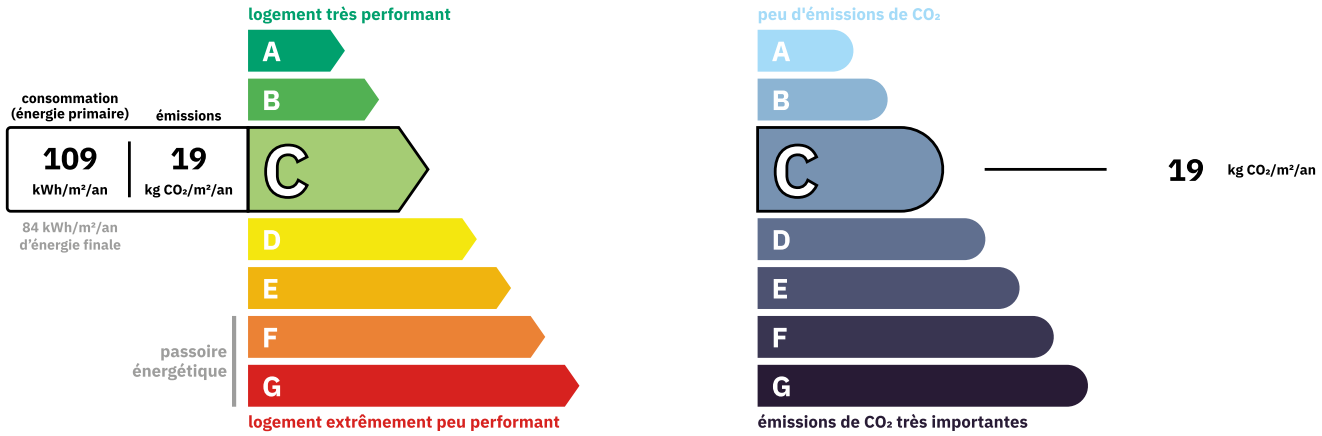
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 6950 € and 9470€ for 2024

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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