

EXCEPTIONAL ECO-SELF-SUFFICIENT ESTATE WITH GÎTES & GLAMPING, SET IN 180 HECTARES – PYRENEAN FOOTHILLS

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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PROPERTY FACT FILE

REFERENCE	A42189BK11
PRICE	€ 1,800,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	416 m²
LAND	1800000 m²
TOWN	Saint-Hilaire
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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- Renovated house + 3 furnished gîtes
- Glamping units: yurt and zome
- Large 650 m² agricultural barn
- 100 m² Workshop or retreat space for wellbeing
- Orchard, olive trees & permaculture

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Set in an unspoilt valley of the Aude Pyrenean foothills, between Limoux and Carcassonne, this exceptional eco-self-sufficient estate offers a rare lifestyle in total peace and privacy, at around 300 metres altitude. Accessed via a well-maintained forest track, the setting is wild and deeply tranquil.



DESCRIPTION

Set in a wild and unspoilt valley of the Aude Pyrenean foothills, between Limoux and Carcassonne, this exceptional eco-self-sufficient estate enjoys a truly rare setting at around 300 metres altitude. Accessed via a well-maintained forest track, the property offers total peace, privacy and immersion in nature. It is located just minutes from a village, 20 minutes from Limoux, 25 minutes from Carcassonne and its airport, 1h15 from the Mediterranean coast and 1h20 from Toulouse airport.



Dating back to 1837, the entire property has been fully renovated using high-quality materials, combining contemporary comfort with environmental awareness. The estate is largely self-sufficient, with renewable energy, wood-fired heating, developed permaculture, natural springs, an artesian well and substantial water storage capacity.

BUILDINGS & ACCOMMODATION
Main house – approx. 161 m²

Renovated in a refined contemporary style, the main house benefits from excellent insulation (aluminium/wood joinery), underfloor heating on the ground floor and radiators powered by a wood-fired boiler.

Ground floor: large open-plan living/dining room with impressive ceiling height, kitchen, pantry, boiler room, storage room and WC

First floor: mezzanine leading to the main bedroom, bathroom and WC
Bright, airy spaces with views over the surrounding nature.



Three independent gîtes

All renovated to the same high standard as the main house and sold fully furnished:

Gîte 1: approx. 63 m²

Gîte 2: ap...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42189BK11

COMPLETE FILE AND PHOTO ON REQUEST

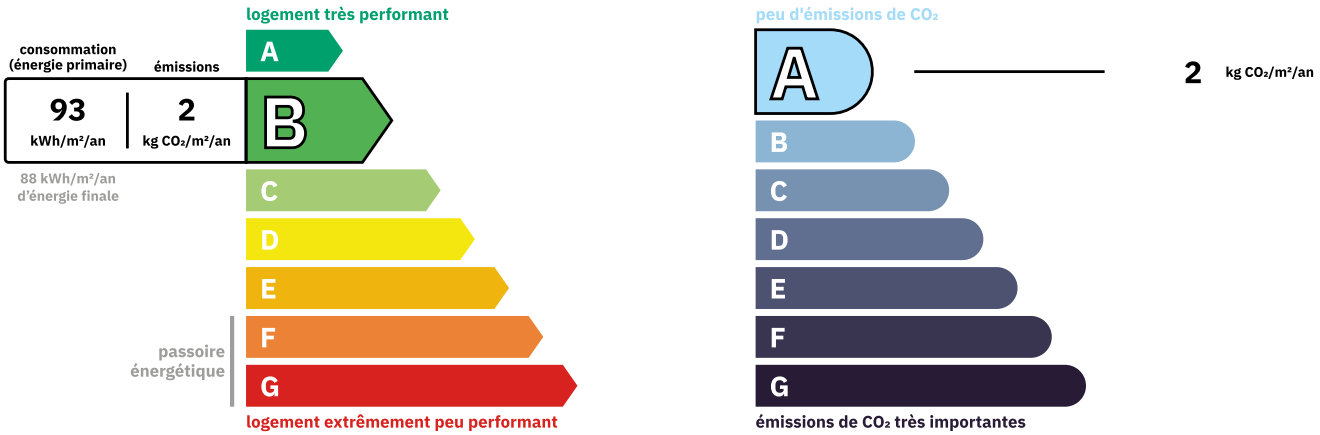
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 920 € and 1300€ 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.

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CONTACT

Réf :A42189BK11
FILE COMPLETE AND PHOTOS ON REQUEST

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

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