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## Farmhouse With Gite And B-b, Corberes Area

Lézignan-Corbières, Aude, Occitanie



**€892,500**

inc. of agency fees

4 Beds

300 sqm

11 ha

Rare onto the market this is a superb property ideally set on 11ha of land planted with Mediterranean essences and fruit trees, and with heated pool and its waterfall, SPA (for 5pers), offering breathtaking...

### At a Glance

**Reference** MFH-CB6353683

**Bed** 4

**Land** 11 ha

**Near to** Lézignan-Corbières

**Pool** Yes

**Price** €892,500

**Hab.Space** 300 sqm

**Land Tax** N/A

### Property Description

Rare onto the market this is a superb property ideally set on 11ha of land planted with Mediterranean essences and fruit trees, and with heated pool and its waterfall, SPA (for 5pers), offering breathtaking views onto the Pyrenees chain of mountains, country side and Canigou Mount. It is composed of 2 main accommodations. The main one offering 250m<sup>2</sup> total living space almost on 1 level with on the ground floor a high ceiling spacious living dining room with fireplace, a semi open fitted kitchen, a study, a laundry, a pantry room and 2 spacious ensuite (one currently used as B&B with a private terrace and the Master one

with dressing, bathroom and terrace). The 1st floor consists into an ensuite with its solarium and 80m<sup>2</sup> spare space to convert.

Then comes the gite with a bedroom and its shower room, a luminous open plan living dining area and private terrace.

Also 2 outbuildings (one of 150m<sup>2</sup> to convert and the other one being a 200m<sup>2</sup> garage) and 2 horses boxes complete this amazing property. To see absolutely !

## Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€892,500

## Key Information

Internal Area:	300 sqm
Land Area:	11 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

## Location: Occitanie



## Gallery







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**S. and L. BROWN**

