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Beautifully renovated country house 340m² used as a luxury bed and breakfast...

Castelnau-Durban , **Ariège** , **Occitanie**



€695,000

inc. of agency fees

7 Beds 340 sqm 0.2 ha

Beautifully renovated country house 340m² used as a luxury bed and breakfast with a very beautiful garden (2000m²) offering a magnificent view and approximately 2.9ha of detached land and outbuildings. Ground...

At a Glance

Reference	MFH-MPAR02202	Near to	Castelnau-Durban	Price	€695,000
Bed	7	Pool	No	Hab.Space	340 sqm
Land	0.2 ha			Land Tax	N/A

Property Description

Beautifully renovated country house 340m² used as a luxury bed and breakfast with a very beautiful garden (2000m²) offering a magnificent view and approximately 2.9ha of detached land and outbuildings.

Ground floor: Entrance 3.4m², living room 53.8m² with fireplace and very large cupboard, access to large covered terrace 28.5m², boiler room 36.6m² and laundry room 6.9m². Spacious kitchen 54.5m² fully

equipped with cupboard. Cellar and WC 5m².

1st floor: 5 bedrooms (21.5m², 22m², 14.8m², 16.8m² and 9.9m²) all ensuite with shower room. Relaxation room/lounge 30m² and balcony 28m². Each room has its own theme and is equipped with luxury.

Private part: Ground floor: Entrance 3.8m². – 1st floor: 2 bedrooms 11.2m² and 14.4m², shower room/WC 8.5m², hallway and dressing room 4.1m² (and non-usable attic access).

In addition, there is a large lean-to 36m² and a workshop/storage 23.7m².

Good potential for a table d'hôtes (20 to 30 people).

The beautiful garden around the house has several seating areas and a 20m² terrace - 20m² spa/sauna with very nice views. The rest of the land is in several peaces. Parking space for guests.

It has been completely rebuilt and renovated over the past 20 years, wood-fired central heating and independent sanitation.

Located in a hamlet just 10 minutes by car from Saint Girons and the Golf, Toulouse or the airport less than 1h30.

Summary

Property type:	House
Bedrooms:	7
Price	€695,000

Key Information

Internal Area:	340 sqm
Land Area:	0.2 ha

Location: Occitanie



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