

Magnificently restored Mas with lake and forest. Domaine de Barot effortlessly combines quality and Nature.

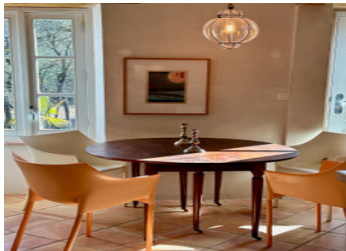


INFORMATION

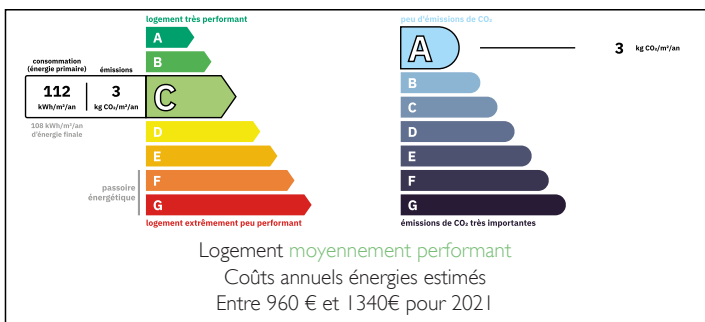
Town:	Villelongue-d'Aude
Department:	Aude
Bed:	4
Bath:	3
Floor:	253 m2
Plot Size:	22800 m2

IN BRIEF

Exquisite renovated Mas, dominating position with wide views. 253 m2 living space and 2 attached ateliers (bergerie) of 163 m2 over 2 floors. There are 4 bedrooms and 3 bathrooms, and with a 40 m2 library and 40 m2 yoga room that could be converted to extra bedrooms. 2.2 hectares grounds consisting of lawn with fruit trees, lake, and a reservoir used as a natural swimming pool and woodland. A few kms along the private back-road takes you to local shops. Located 10 km from Limoux, 40 minutes from Carcassonne airport, 1 hour drive from Toulouse. Rare opportunity for artists, retreat, or simply and antidote to modern living. This is a quality property to realise your dreams.

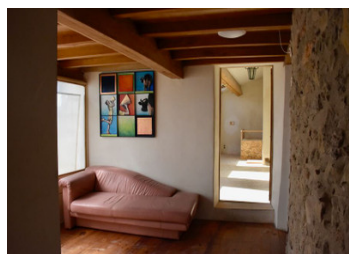


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Fairytale Mas.

Renovated Mas, dominating position with wide views, 253 m² living space and attached bergerie of 163 m² over 2 floors, 2.2 hectares grounds consisting of lawn with fruit trees and woodland, located 10 km from Limoux, 1 hour drive from Toulouse. Perfect opportunity for artist, B&B or for a large family.

The Mas

Natural stone Mas dating from before 1900, completely renovated and well insulated, with views of the surrounding rolling hills. Set in its own grounds of 2.2 hectares, with 253 m² of living space over 3 levels. Adjoining 2-storey bergerie with a surface of 163 m² plus smaller outbuildings with an additional surface area of in total 57 m².

LOCAL TAXES

Taxe foncière: 1717 EUR

NOTES

Ground floor, garden level

Spacious entrance giving access to both the main house and the bergerie.

On garden level, the main house offers a large, bright living (40 m²) with high efficiency wood burner and large double windows with beautiful views and a wooden beamed ceiling, a door gives access to the sunny terrace. A hall with exterior door to the garden leads to the semi-open and fully equipped kitchen, with pallet cooker c.q. Heater to which 3 radiators are connected for heating, plus a utility room. A bathroom with Wc, shower, washbasin and direct access to the garden is very practical in summer.

First floor

A large bedroom with wooden beams and parquet floor, with adjoining bathroom with bath, walk-in shower, washbasin, toilet and bidet. A second beautiful room serving as a library (40 m²), in which additional...