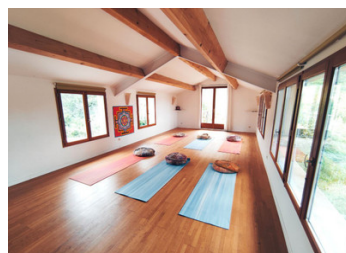
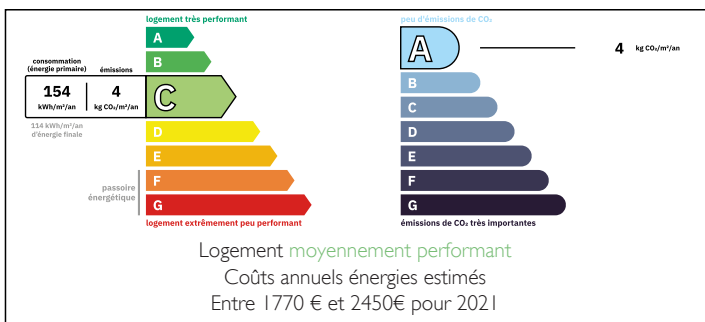


Renovated period stone property with 7 bedrooms overlooking Bugarach ***RENTAL INCOME POTENTIAL***



ENERGY - DPE



INFORMATION

Town:	Bugarach
Department:	Aude
Bed:	7
Bath:	3
Floor:	208 m2
Plot Size:	72688 m2

IN BRIEF

RENTAL INCOME POTENTIALWith breathtaking views of Bugarach Mountain, this detached stone property offers tranquility and versatility. Previously used as a retreat, it's ideal for wellness or peaceful family living.

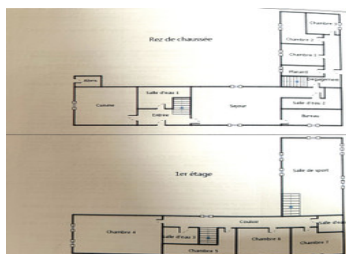
Benefitting from seven bedrooms and four shower rooms this property offers plentiful accommodation. The spacious yoga studio/reception room (37m²) and yoga deck lend this property to be a magnificent wellness retreat. A modern fitted kitchen/dining room opens onto a terrace with valley views, and a dual-aspect sitting room leads to another terrace. An additional room can be an office or extra accommodation.

Set amid woodlands and pasture land, the property boasts a sauna, private well, and waterfall, with geothermal underfloor heating enhancing comfort. Outbuildings and a large outdoor deck provide storage and space for activities.

Secluded yet inspiring, this private sanctuary is

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.



LOCAL TAXES

Taxe foncière: 1690 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in an idyllic hillside location with fabulous views overlooking the majestic and spiritual Bugarach Mountain, this beautifully extended detached stone property offers a rare blend of natural beauty, tranquility, and versatile accommodation. Previously used as a yoga, pregnancy, and meditation retreat, it is perfectly suited for wellness practices or peaceful family living.

Designed to embrace both comfort and functionality, the first floor features four bedrooms and two shower rooms for family, while the ground floor of the separate wing provides three guest bedrooms, ideal for retreats or visiting guests and a shared separate shower room and separate store room. The heart of the property is perhaps the spacious yoga studio/reception room above these rooms with its bridge to the hillside.

The modern fitted kitchen ensures convenience and leads on to its own terrace for dining or enjoying the stunning surroundings. The sitting room benefits from being dual aspect with French doors leading onto another terrace and views across the valley and is adjoined by another room that can be used as either an office or further accommodation.

Surrounded by its own lush woodlands and rolling pasture land, this haven boasts a sauna, private well and even a waterfall. The geothermal underfloor heating on the ground floor adds a touch of luxury and sustainability. Several outbuildings offer practical storage or additional workspace, complemented by a large outdoor deck for activities, allowing for both indoor-outdoor living.

Secluded yet awe-inspiring, this property presents a rare opportunity to...