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Property with land, views and potential near Mirepoix

Belvèze du Razès , Aude , Occitanie



€580,000

inc. of agency fees

4 Beds 2 Baths 162 sqm 24 ha

Magnificent estate set on 24 hectares of land in an idyllic setting between Limoux and Mirepoix close to Belvèze-du-Razès, in the Aude. Superb views!

At a Glance

Reference	MFH-MSA75343	Near to	Mirepoix	Price	€580,000
Bed	4	Bath	2	Hab.Space	162 sqm
Land	24 ha	Pool	No	Land Tax	€3400.00

Property Description

This remarkable estate is situated on 24 hectares of land with two ponds and truffles in a picturesque location between Limoux and Mirepoix near Belvèze-du-Razès, in the Aude. The houses offer magnificent views of the distant Pyrenees, the surrounding hills, and countryside.

The property comprises a main house on two levels, covering 162 sq.m of living space, a longère house for renovation, an open carport, and a wooden shed with water and electricity connected from the main house. Both Belvèze and Mirepoix, with all amenities and services, are just a 10-minute drive away.

The habitable house includes a bright living room with an open kitchen, a living room with a wood stove (GODIN 2018), a laundry room, a storeroom, and a toilet.

Upstairs, there are four bedrooms, a bathroom, and a separate toilet. The roof was redone in 2023. The house is equipped with electric radiators, double glazed windows, upstairs screens, non-collective Aquatiris sanitation from 2018, a 260-liter rainwater tank, and a Godin 12 kW wood stove. Additionally, the house boasts a terrace with a garden.

The remaining buildings require renovation and offer fantastic potential for a home with a living room/kitchen, three bedrooms, and a bathroom.

The estate features a well, two ponds, and a truffle tree plantation by the banks of Peyrot Creek. The property has a private access road, and there is a neighboring house with its own independent entrance adjacent to the lane.

The Accommodation

The main house (used as a gîte) - 135 sqm

- ground floor : living room and kitchen, 2 big cellars
- first floor : four bedrooms and two bathrooms

The parts to renovate

- old house with views - 96 sqm. Touches the principal house and could be jointed.
- other part of the old farm ot renovate too - 220 sqm plus floor facing garden about 165 sqm
- wooden barn with electricity and water - 140 sqm

Outside

- car port
- nice private garden
- views on Pyrenees and hills

Additional Information

- the owners will keep and live in another house on the property very close
- each will have their own independant entrance and privacy

The Area and Access

- many amenities in Belvèze and Mirepoix
- Carcassonne and airport at 35 minutes
- close to the St Jean de Compostelle route

This property is a must-see for any nature enthusiast!

Environment & Surroundings

Near to Shops? ✓
Mountain View? ✓

And Before You Ask

Exposure: South
Year of Renovation: 2019
Condition: Ready to move in
Heating System: East
Reason for selling: Property too big / small
Condition of Roof: Very good condition
Drainage: Septic up to norms
Gas Supply: Gas bottles for cooking
Land Tax: €3400.00

Summary

Property type: Farmhouse
Bedrooms: 4
Bathrooms: 2
Price: €580,000

Key Information

Year Built: 1900
Internal Area: 162 sqm
Land Area: 24 ha
Floor: 2
How many Outbuildings: 3
Number of Fireplaces: 1

Property Features:

- lots of character
- great views
- lovely garden and a few truffle trees
- possibility to create a pool
- amenities in Mirepoix or Belvèze du Razès
- Airport at 35 minutes

Has an Office / Study? Yes
Has a Garden Yes
Has a Terrace? Yes
Has ADSL/Broadband? Yes

Location: Occitanie



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