



Manor House, a B&B, Loft Apartment, and Gîte. POA,

11370, Leucate, Aude, Occitanie

€590,000

Ref: CP270

* 9 Beds * 7 Baths * 520m2

Ideally located, between Narbonne and Perpignan, few miles away from the coast of Leucate. Beautiful fully restored manor house of 520m² currently run as a chambres d'hôtes and gîte business. POA

- Minutes to the Seaside
- Railways in towns
- Motorways
- Wine Region
- Airports across the area
- Local Markets are close
- Golf in area
- Popular Tourist Area
- Perpignan and Carcassonne Airports
- Sailing and Beach
- Tennis locally

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French Entrée 

Property Description

POA Ideally located, between Narbonne and Perpignan, few miles away from the coast of Leucate, a beautiful fully restored manor house of 520m² currently run as a chambres d'hôtes and **gîte** business offering a main accommodation, a self-contained loft style apartment and a 2 bedroom **gîte**.

The main house offers 3 reception rooms, 1 fitted kitchen with high ceilings and exposed beams with direct access to a fully private stepped garden, 5 en-suite bedrooms with contiguous bathrooms.

Then comes a 1-bedroom loft style apartment (140m²) with mezzanine, a 2-bedroom self-contained **gîte**(85m²) and an 85m² seminar room that could also be converted into an added **gîte**.

Minutes from the Mediterranean, supermarkets, cafés and restaurants in Carcassonne and Perpignan and well situated to the other cities of Narbonne, Béziers and Montpellier: also close to Airports, Motorway links and Railways. Tourism is the second industry of the region and is becoming increasingly popular for its ancient history and marvellous climate and its interesting vineyards. Phoenicians, Greeks, Romans and Cathars have all left their mark as did Louis XIV with the Canal du Midi, near here in Agde. Such a region is good for the soul: fresh food, wine and sunshine, plus a daily market selling fresh produce!

