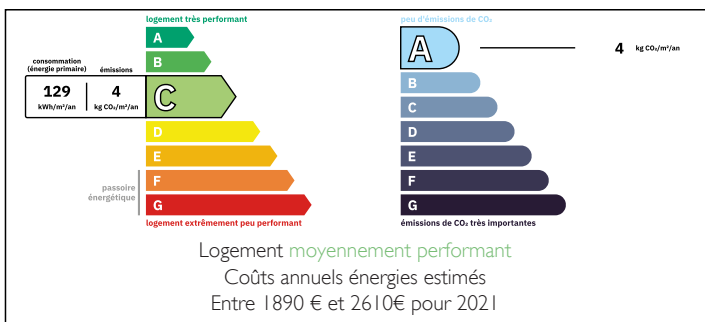


Magnificent, recently renovated property with main house, gite, outbuildings and infinity pool on 4 ha of land



ENERGY - DPE



INFORMATION

Town:	Carla-Bayle
Department:	Ariège
Bed:	5
Bath:	3
Floor:	288 m2
Plot Size:	39714 m2

IN BRIEF

Nestled in the heart of serene countryside with a backdrop of the French Pyrenees, this recently renovated south facing secluded 5 bedroom country house (390m²) and outbuildings (150m²) offers a perfect blend of rustic elegance and modern comfort.

Situated on a sprawling 40000 m2 estate, the property features breathtaking views of rolling hills, lush meadows, and mature woodlands.

SKI INFO

There are 5 ski resorts less than 1h30 from the house by car accommodating offering a choice for everyone and for different ability levels.

- * Guzet Ski
- * Station Goulrier Neige
- * Ax 3 Domaines

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

Set within nearly 4 hectares of tranquil countryside, this stunning, recently renovated south-facing home with a charming gîte offers a private oasis with breathtaking views.

The property features an infinity pool, a stylish pool house complete with a bar, a gym with a sauna, stables, a garage, an office, and multiple workshops.

Enjoy outdoor living on the spacious terraces, surrounded by rolling hills, lush meadows, and mature woodlands, and a backdrop of the majestic Pyrenees.

With 5 bedrooms and three bath/shower rooms, this secluded retreat combines luxury and comfort in an idyllic setting.

The property has 3 floors as follows:

GROUND FLOOR

The main entrance opens into a bright and spacious living area featuring elegant wood parquet flooring. This area is thoughtfully divided into a dining space (12.9 m²) and a generous lounge (33 m²) with a cozy wood burner, creating a warm and inviting atmosphere perfect for family gatherings and entertaining guests.

From the living area, step into the expansive equipped American-style kitchen (29 m²), which boasts tiled flooring, sleek modern units, and a central island, perfect for informal dining. Large patio doors lead directly onto the sun-soaked south-facing terrace, enhancing the indoor-outdoor flow.

The ground floor also includes two beautifully appointed bedrooms, each with wooden parquet flooring, measuring 31 m² and 10 m², respectively. These bedrooms are served by a spacious shower room, a bathroom (both approximately 8 m²), and a separate WC.

LOCAL TAXES

Taxe foncière: 4280 EUR

Taxe habitation: EUR

NOTES