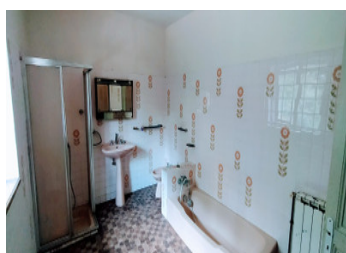


UNDER OFFER Maison de maître on 4ha of land with 2 barns and other outbuildings.



INFORMATION

Town:	Castillon-en-Couserans
Department:	Ariège
Bed:	3
Bath:	1
Floor:	145 m2
Plot Size:	46796 m2



IN BRIEF

UNDER OFFER

Maison de maître with 3 bedrooms, 2 living rooms, 1 kitchen and utility room, 1 bathroom, 1 cellar, 1 large attic suitable for conversion. On over 4ha of attached land, with 1 20 m² workshop, a garage and 2 barns. Lots of reasons to carry out an attractive renovation.

More information directly on our website (reference A33119NIL09)

ENERGY - DPE

DPE not required.

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

This former "maison de maître" has 2 levels, a cellar and attic for conversion.

On the ground floor on either side of the entrance are 2 lounges, both with large bookcases and fireplaces (one with an open fireplace, the other with an insert). Opposite the entrance is the kitchen, followed by a utility room containing the toilet, space for the washing machine and boiler, and access to the veranda.

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Upstairs are 3 large bedrooms (22, 15 and 13 m²), 1 bathroom (11.30 m²) and an intermediate room (12 m²) between the landing and the bathroom, which can be used for anything from a study to a dressing room.

The attic of approx. 84 m² can easily be converted into additional rooms, and the cellar will delight wine and canning enthusiasts.

The direct exteriors of the house are very pleasant and can be used for a wide variety of purposes. For example, there's a lovely flat area among the trees between the house and its 18m² veranda and the workshop (20m²), and another sloping area with a spring hosting a pond below the house towards the garage (22m²). Finally, the large adjoining meadow,...

NOTES