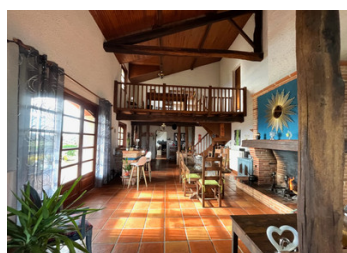
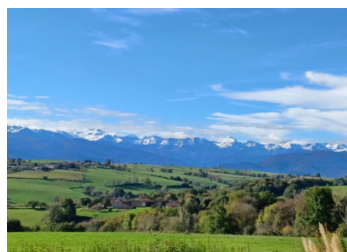


Character house 188m2. Land 5080m2. Living rooms 53m2, master suite, swimming pool. HANGAR 376M2



INFORMATION

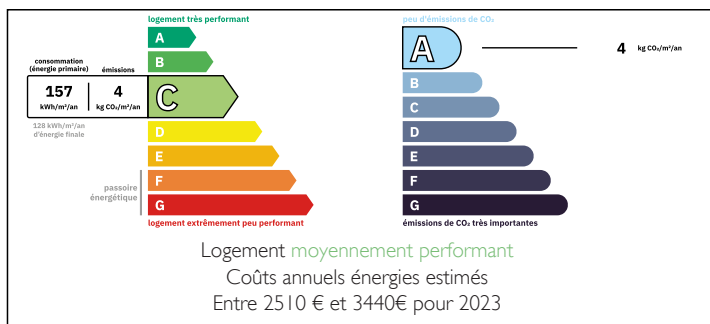
Town:	Saint-Girons
Department:	Ariège
Bed:	3
Bath:	1
Floor:	188 m2
Plot Size:	5080 m2



IN BRIEF

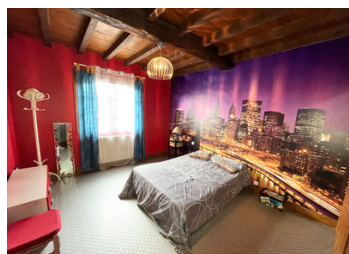
Character property of 188 m2, with panoramic views of the Pyrenees. Large living room of 53m2 with access to a 46m2 terrace not overlooked. Bar area, TV lounge, dining room, beautiful pink TOULOUSE brick fireplace to enjoy convivial moments. Rochelle converted into an office, with an empty view over the living room to take advantage of the quality materials, century-old beams, chestnut wood flooring and fairground bricks on the floor. Large fitted kitchen/diner with open fireplace and magnificent mixed wood, electric and gas piano. Adjoining cellar. Night area: 3 bedrooms with fitted wardrobes, one of which is a master suite (18m2), bathroom with double basins, walk-in shower and whirlpool bath. Well-maintained exterior, 9 x 4 metre swimming pool, POOL HOUSE in an intimate, leafy setting. Outbuildings.

ENERGY - DPE



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

HANGAR de 376m2 avec portail électrique pouvant accueillir plusieurs véhicules, camion et Camping-car.

Le bien : Comble aménageable sur 80m2, Chaudière à granules 2 ans avec un silo à l'extérieur pouvant recevoir 5 tonnes de pelés, Cumulus 300 l neuf, un lavoir. Équipé d'alarme et vidéo surveillance, sur l'arrière de la maison parking pour 8 à 10 véhicules. Hangar de 376m2 entièrement fermé avec portail métallique électrique, Terrain 5080 m2. Double vitrage. Isolations combles, sous toit, sol, sous-sol, Cave. Idéalement bien situé, Nombreux Sites Touristiques, Randonnées, Voie verte de 44 Kms. Charming little village 20 minutes from Saint Giron and Cazerres, 50 minutes from Toulouse on the free A64 motorway.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES