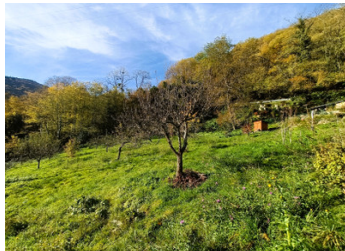


Magnificent views, very pretty house renovated with beautiful materials on a lovely landscaped plot.



INFORMATION

Town:	Prayols
Department:	Ariège
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	2401 m2



IN BRIEF

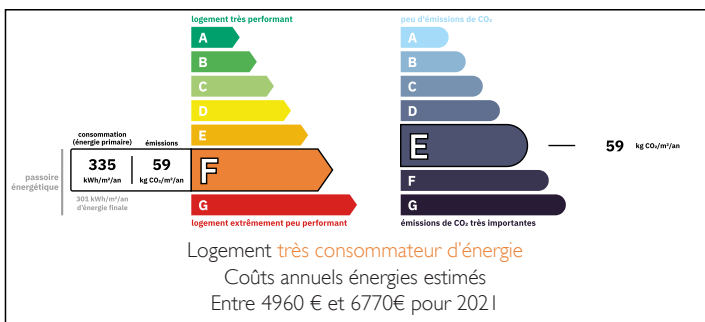
Uninterrupted views and ideal orientation for this beautifully renovated home, restored with care and taste. The selected materials — local wood, exposed stone, and quality double-glazed joinery — reflect a renovation that respects the spirit of the place.

The spaces are generous: kitchen, living room with mezzanine, and three bedrooms — all bright living areas that open onto the outdoors.

The landscaped garden, with its mature trees and small orchard, creates a peaceful and authentic atmosphere. No work is required — simply move in and enjoy the pleasure of a natural, harmonious setting, bathed in light and surrounded by beautiful scenery.

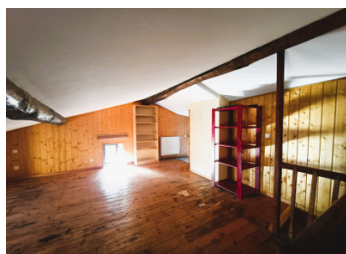
More information available on our website: listing A41251NIL09.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Uninterrupted views and ideal orientation for this beautifully renovated home, restored with care and taste. The chosen materials — local wood, exposed stone, and high-quality double-glazed joinery — reflect a renovation of real craftsmanship, respectful of the property's original character.

The spaces are generous: a 31 m² kitchen with a highly efficient wood-burning stove, a 64 m² living room with mezzanine heated by a pellet stove, and three bedrooms, including a large 38 m² attic dormitory — all bright, welcoming living areas that open to the outdoors.

In addition, there are several very practical utility spaces: a storage room housing the old (now unused) oil boiler, a convenient cellar, and a small vestibule between the garden and the house — perfect for taking off your shoes and keeping the interior clean.

The garden, planted with trees and carefully landscaped, offers a peaceful and authentic atmosphere, complemented by a small orchard. No work is required — simply the pleasure of moving in and enjoying a natural, harmonious setting, filled with light and open to the surrounding beauty.

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