

Village house with lovely natural light, generous living spaces, three bedrooms, and potential for conversions



## INFORMATION

Town:	Albiès
Department:	Ariège
Bed:	3
Bath:	1
Floor:	160 m <sup>2</sup>
Plot Size:	335 m <sup>2</sup>

## IN BRIEF

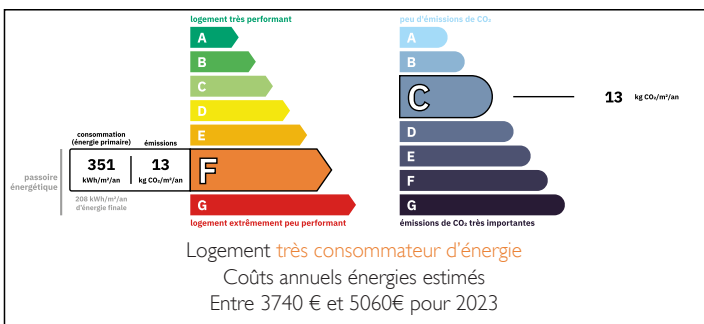
Located in the charming village of Albiès, this village house offers generous volumes and an ideal layout for a main residence or a holiday home in Ariège.

On the ground floor, you will find a spacious, light-filled living room open to the kitchen, a practical pantry, and a shower room.

On the first floor, a comfortable bedroom enjoys direct access to a large balcony. A mezzanine provides additional space, ideal for a home office. An adjoining room next to the bedroom remains to be finished and offers the potential to create a second shower room.

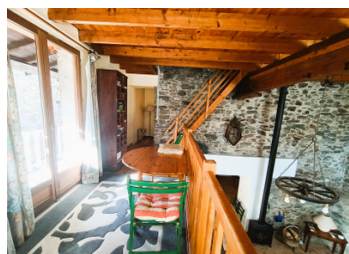
Under the eaves, two large dormitory-style bedrooms offer multiple accommodation possibilities. One of them includes a toilet, which is particularly convenient on this level.

## ENERGY - DPE



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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

Located in the charming village of Albiès, just a short distance from Tarascon-sur-Ariège and Ax-les-Thermes, this village house offers generous living spaces and an ideal layout for a main residence or a second home in Ariège.

On the ground floor, you will discover a bright 34 m<sup>2</sup> living room featuring a large traditional fireplace (perfect for grilling) as well as a wood-burning stove for heating. This space opens directly onto a lovely 20 m<sup>2</sup> kitchen with a very practical pantry of nearly 5 m<sup>2</sup>. A shower room is also located on this level.

On the first floor, a comfortable bedroom (12 m<sup>2</sup>) benefits from direct access to the large balcony. A mezzanine of approximately 10 m<sup>2</sup> provides additional space, ideal for an office or relaxation area. An adjoining room next to the bedroom (7 m<sup>2</sup>) remains to be finished and would allow for the creation of a second shower room.

Under the eaves, two large dormitory-style bedrooms (approximately 30 m<sup>2</sup> each) offer multiple accommodation options. One of them includes a toilet, a valuable asset on this level.

Outside, there is an extension with a terrace currently used for storage. Recent and very practical, this outbuilding is a real asset.

Semi-detached on one side with no nuisance, this house will charm you with its potential and its location in a characterful village, close to nature and the Ariège mountains.

The location of the house is ideal for enjoying all that Ariège and the mountains have to offer: the ski resorts (Bonascre...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES