

Village house of 350m with 4 bedrooms, 2 living rooms, 4 bathrooms, and a garden with view on the Pyrenees

EXCLUSIVE



## INFORMATION

Town:	Saint-Lizier
Department:	Ariège
Bed:	4
Bath:	4
Floor:	204 m2
Plot Size:	240 m2

## IN BRIEF

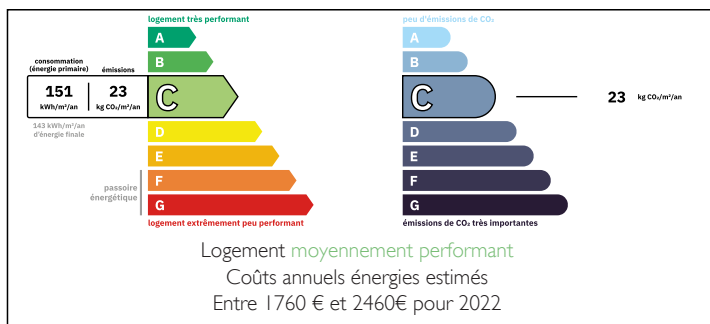
This is a house that will charm those who are looking for a house with character, in a beautiful environment where everyone can find their place easily. The view from the garden will be a great argument among many other assets.

The house is established on 4 levels, offers 204m<sup>2</sup> of living space for 240m<sup>2</sup> on the ground, and is composed of 4 bedrooms, 2 living rooms, 1 large dining room, a laundry room in the cellar and many small spaces that give it a lot of charm.

The garden, under the Bishop's Palace, is charming, beautifully flowered and has a magnificent view. It is a superb place to spend some time relaxing.

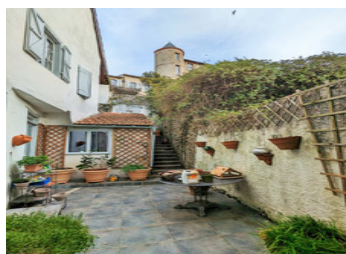
This house will be perfect for families or for people who have their activity at home, and will offer an enviable living environment where everybody will easily find...

## 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 foncière:** 1575 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Here is a house that will charm those who are looking for a house with character in a pretty village, and which offers everyone its space. This house meets these criteria perfectly. Situated in the heart of one of the most beautiful villages in the Ariège, this 18th century house is a refuge offering space and tranquillity which will suit families as well as people working from home (teleworkers, craftsmen, artists). Indeed, it is offered on several levels with numerous rooms combining living rooms and more quiet and private space. The garden, located in the direct vicinity of a historic monument, and the panoramic view it offers will be an additional argument among many other assets.

The main entrance overlooks a charming street in the old village and on the ground floor there is a beautiful entrance hall, a 15.80m<sup>2</sup> living room with its own entrance (it could easily become a small business), a small shower room with toilet, and a large cellar now used as a laundry room, technical room and storage space of 27m<sup>2</sup>.

Taking the stairs, you arrive on the first floor which hosts the main living rooms, a beautiful living room of 22m<sup>2</sup> and the kitchen-dining room of 46m<sup>2</sup>.

On the second floor, two large and beautiful bedrooms (30 and 35.7m<sup>2</sup>) are separated by a landing-library giving access to a shower room and the 3rd floor. The large bedroom has its own bathroom and direct access to the outside;

On the 3rd floor, you...