

UNDER OFFER Town house in the centre of Foix with 4 beds and a roof terrace to renovate

EXCLUSIVE



## INFORMATION

Town:	Foix
Department:	Ariège
Bed:	4
Bath:	1
Floor:	90 m <sup>2</sup>
Plot Size:	20 m <sup>2</sup>

## IN BRIEF

Exciting old property with plenty of character and charm with stairways running through four floors and a part covered terrace at the top looking over the roof tops to the mountains. This property stands in the middle of the old town with a balcony looking on to a pedestrian street with its shops and restaurants. Ski station Ax les Thermes only 30 mins away and Andorra IH



## 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

The inside of this house is full of old world charm starting with it's ground floor open plan kitchen/dining space with a pantry/ Cava space at the back.

There are four bedrooms one with a balcony on the third floor. The house it self needs a renovation through out but the house is livable while the work is carried out.

The Castle of Foix is a 10 mins walk and can be seen from the balcony on the very top floor.

Foix is the Capital of the Ariège

Ground floor

Kitchen / dining room = 23.7 m<sup>2</sup>

Cave / pantry = 3.4 m<sup>2</sup>

WC = 5 m<sup>2</sup>

First floor

Bathroom = 4 m<sup>2</sup>

Bedroom = 13.9 m<sup>2</sup>

Piece = 5.3 m<sup>2</sup>

Hallway = 5 m<sup>2</sup>

Terrace = 5 m<sup>2</sup>

Second floor

Bedroom = 10.6 m<sup>2</sup>

Bedroom = 14.7 m<sup>2</sup>

Hallway = 4 m<sup>2</sup>

Third floor

Bedroom = 11.9 m<sup>2</sup>

Living room with Balcony = 10.6 m<sup>2</sup>

Balcony = 3.8 m<sup>2</sup>

Hallway = 2 m<sup>2</sup>

Fourth Floor

Roof Terrace = 13 m<sup>2</sup>

Cupboard = 2 m<sup>2</sup>

Please contact for more information

## LOCAL TAXES

Taxe foncière: **985 EUR**

Taxe habitation: **EUR**

## NOTES