

Pyrenees home, with 2 large gîtes, pool & 1.7 ha – excellent income & multiple business opportunities!



## INFORMATION

Town:	Saint-Lizier
Department:	Ariège
Bed:	10
Bath:	5
Floor:	482 m2
Plot Size:	17416 m2

## IN BRIEF

Situated in the heart of the Ariège in the Pyrenees, this secluded property plus 2 gîtes – just 5 mins from St Giron & St Lizier

A rare opportunity to own a peaceful oasis close to all amenities.

Set in 1.7 hectares of land, this versatile property includes a main house, two gîtes, outbuildings, and a pool — ideal for income, lifestyle, or shared investment.

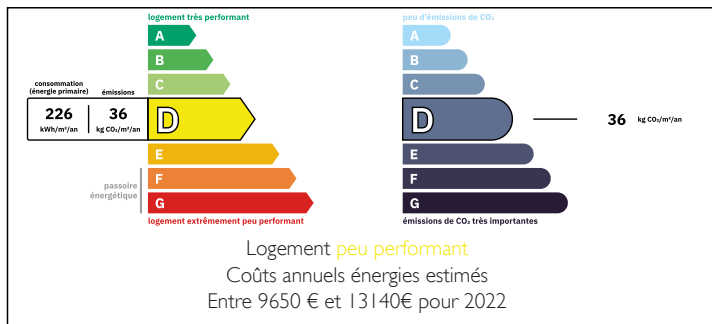
Multiple possibilities:

- Family home with holiday or long-term rentals
- Multi-generational living with three separate dwellings
- Joint purchase with friends for shared holiday use
- Income-generating business with excellent proved income

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.

## ENERGY - DPE



pistes.



## DESCRIPTION

Each of the buildings has its own, independent:

- Heating
- Water
- Electricity
- Septic tank (conforming to regulations)
- Parking
- Garden

All the windows in each property are double glazed.

Below is a full description of each of the buildings.

### MAIN HOUSE

Situated on a sunny emplacement with views of the surrounding land and across to the mountains, with two large patio/terraces the home consists of the following:

#### GROUND FLOOR

Passing the covered terrace to the right the door opens into the entrance hall with

- Video intercom for the gate into the land
- Radiator
- Reversible heat/air con wall unit

Facing the entrance hall is the staircase to the first floor and a hallway with a wood burning stove (with back boiler). A door at the end of the hallway leads into a storage room.

To the left of the hallway there are two doors into:

A fully tiled shower room

A spacious lounge with:

- Wooden floor
- 2 radiators
- 2 sets of patio doors
- Wooden ceiling beams

## LOCAL TAXES

Taxe foncière: 1412 EUR

Taxe habitation: EUR

## NOTES