

House 140m2, 5 rooms. Living room, kitchen, laundry room, 3 bedrooms, attic. Outbuildings. Land 2432 m2.



INFORMATION

Town:	Saint-Girons
Department:	Ariège
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	2500 m2

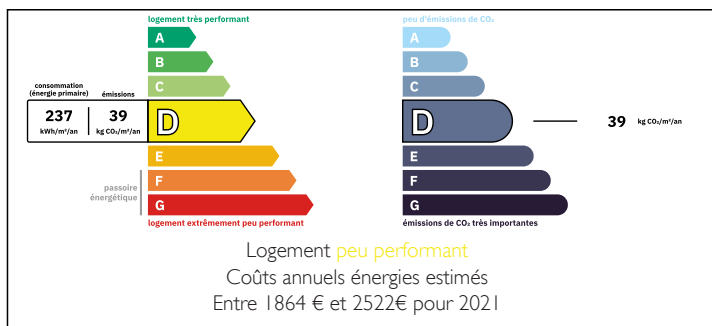
IN BRIEF

5 minutes from Saint Girons. House 140m2, attic 100 m2, outbuildings 61 m2 on 2 levels. Large garage with plenty of storage, workshop and utility room. The house is in good condition, but needs decorating. Large living room of 50m2 with fireplace, bay windows from the living room give access to the balcony with uninterrupted views of the mountains. Kitchen opening onto the lounge, utility room, 3 bedrooms of 12 to 15m2, bathroom of 12m2.

The grounds are planted with fruit trees.

Large 2-storey outbuilding of 61 m2 with potential to create a second dwelling. Ideal for a gîte or chambres d'hôtes or for commercial or craft activities.

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.



DESCRIPTION

This property offers numerous project possibilities. The roof is in good condition. Window glazing. Oil-fired central heating.

Very quiet setting in the countryside, ideal for large families or second home. All amenities and school transport.

Saint-Girons is a town in the central Pyrenees at the centre of a basin, in contact with mountains, plains and hillsides. This gives it a crossroads position at the convergence of the valleys of the Cousseran area, but also between the mountains and the foothills, then the Garonne valley and Toulouse to the north, and more widely between the Mediterranean and the Atlantic, between Saint-Gaudens and Foix.

LOCAL TAXES

Taxe foncière: 1525 EUR

Taxe habitation: EUR

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

NOTES