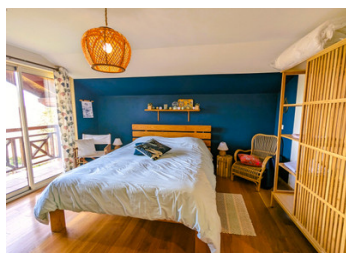


Superb house in a piémont hamlet of 322m with 4 bedrooms, 2 living rooms and 6000m of land



INFORMATION

| | |
|-------------|------------------|
| Town: | Esplas-de-Sérrou |
| Department: | Ariège |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 320 m2 |
| Plot Size: | 6253 m2 |



IN BRIEF

If you think of a house in the mountains, this house ticks all the right boxes: stone walls, wooden interior, exceptional views, an environment of woods and pastures, and a welcoming fireplace.

At the same time, this is a far cry from the rustic farmhouse!

In fact, three houses and barns have been renovated to architect's designs to create a home with spacious, light-filled rooms and modern comforts. As evidenced by the DPE, which gives a rare rating for this type of property.

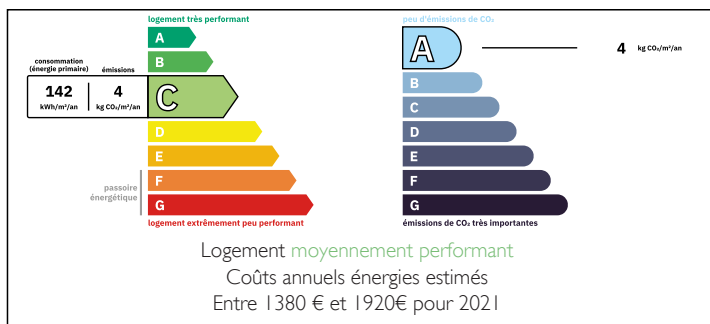
With its two lounges, large kitchen/dining room and 4 bedrooms, 2 of which have balconies, there's space for everyone and little chance of stepping on each other's toes.

The terrace allows you to take full advantage of the views over the foothills.

A property truly full of charm and authenticity.

Don't hesitate to contact me for more photos and...

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 habitation: EUR

NOTES

DESCRIPTION

If you think of a house in the mountains, this house ticks all the right boxes: stone walls, wooden interior, exceptional views, an environment of woods and pastures, and a welcoming home.

At the same time, this is a far cry from the rustic farmhouse!

In fact, three houses and barns have been renovated to architect's specifications to create a home with spacious, light-filled rooms and modern comforts. This is borne out by the EPD, which gives a rare C rating for this type of property. All the fixtures and fittings are recent and of good quality.

With its two living rooms of 36 m² and 58 m², its large kitchen/dining room of 48 m² and its 4 bedrooms, 2 of which have balconies (36 m², 20 m², 15 m² and 47 m²), everyone will be able to enjoy their own space in complete tranquillity.

In addition to the kitchen, there is an adjoining 23 m² room that could easily be used as a storeroom, and a 63 m² boiler room. At the base of the barns are 3 further large areas (29 m², 30 m² and 53 m²) that could be used as cellars, workshops or storage areas.

The 60 m² wooden terrace is another important feature of the house, allowing you to take full advantage of the view over the foothills and to look forward to many convivial moments.

The land around the house, and in the hamlet in general, has retained its authentic character and...