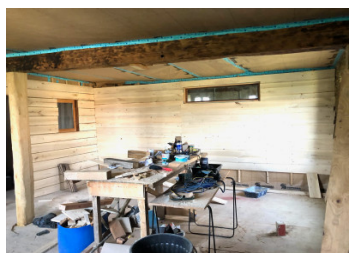


House to renovate 140m2, 5 rooms, barn 50m2, mobile home 40m2 , land 2500m2



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Sainte-Croix-Volvestre
Department:	Ariège
Bed:	3
Bath:	0
Floor:	140 m2
Plot Size:	2500 m2

IN BRIEF

Stone house typical of the region. To finish renovating, new roof and roofing framework, ground floor 2 rooms. 1st floor: 2 rooms of 25 and 35 m2, 2nd floor: large plateau of 60 m2 with uninterrupted views over the surrounding countryside. Attached barn of 50 m2.

Materials are on site to finish the renovation. Mobile home of 40 m2 covered with terrace. LAND OF 2500 M2.

10 minutes from Saint Croix Volvestre in the heart of nature.

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

re-roofing (2022) and interior insulation on part of the first floor (earth/straw and change of some window frames to double glazing). There are still renovation materials on site, namely cellulose wadding insulation materials for the roof and part of the first floor. Work still to be carried out includes drainage, individual water and electricity connections, laying a slab on the floor, as well as finishing work. In the adjoining barn, the roof has been renovated (during 2010-2015), but there is no floor slab.

The hamlet is both isolated and close to other inhabited hamlets, and is 2 km from the nearest village and primary school. The social life here is warm and vibrant. Ideal for people looking for the peace and quiet of a hamlet, walks in the woods and panoramic views of the Pyrenees as soon as they leave the hamlet. Please do not hesitate to contact us for further information and photos.

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