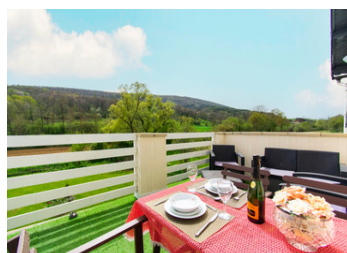


Glorious fully renovated 4 bedroom home with potential to create a separate Gite or self-contained apartment.



INFORMATION

Town:	La Bastide-sur-l'Hers
Department:	Ariège
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	1233 m2



IN BRIEF

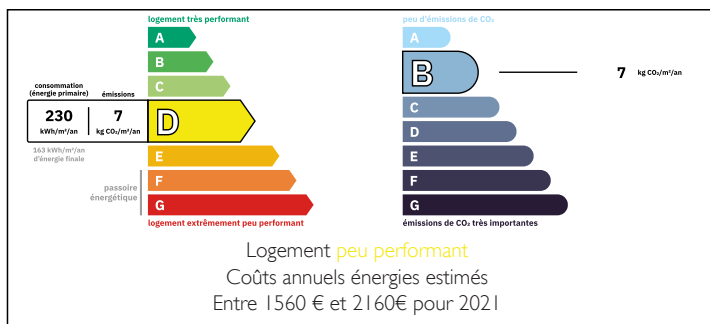
Fully renovated upside-down villa-style property with fantastic mountain views. Nestled on the edge of the village with fields to side and rear, just a short walk to both the village amenities and the voie verte cycle trail.

This house is structurally solid, fully insulated with double glazing and roller blinds all round. There is no work required!

Beautiful Lac Montbel is just minutes by car where you can swim, paddleboard, learn to sail or just go fishing.

If cycling is your thing, the lovely Voie Vert cycleway is just a few metres away and offers you 38km of cycleway, horse-riding or just walking, from the bustling town of Lavelanet to the beautiful mediaeval village of Mirepoix.

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 delightful home has been fully renovated to a very high standard, and the upside-down configuration allows for panoramic views from the lounge and main bedroom.

Furniture and kitchen appliances are included in the price, so it really is a turn-key home or holiday home.

The ground floor comprises the spacious main entrance and leads to two bedrooms and a shower room. From here there is access to an attached garage space...this downstairs area could easily be converted to a Gite or other self-contained accommodation at very little cost.

On the first floor you will find the kitchen and utility room, lounge, a further two bedrooms and a well thought-out bathroom with shower. The kitchen has access to a terrace which leads around the side of the house to an outdoor balcony which affords the same beautiful views of the mountains and is a secluded and peaceful area to sit, dine and wine!

Solar panels provide electricity to the home and EV charger, helping to keep annual electricity bills to 400 Euros.

This little gem is a lovely, detached and fully renovated home, occupying a footprint of 162 square metres across the two floors, a large garden with fruit trees and plenty of parking for three cars, a caravan and a mobile home, if that is what you need!

In the village just a few minutes walk you will find a grocery store, a bar, a lovely restaurant and lovely walks along the river whilst Lake Montbel is just...

LOCAL TAXES

Taxe foncière: 1018 EUR

Taxe habitation: EUR

NOTES