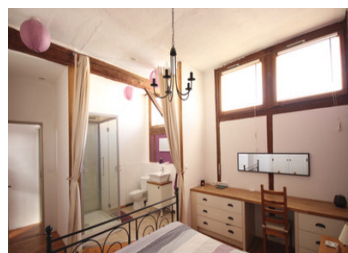
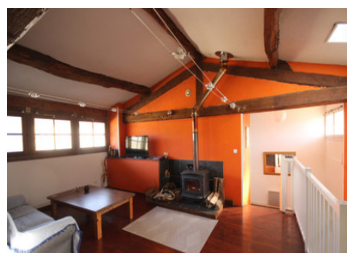


Beautiful old farm building, three bedroom home. kitchen with Aga, lounge, terrace, garage with workshop.



## INFORMATION

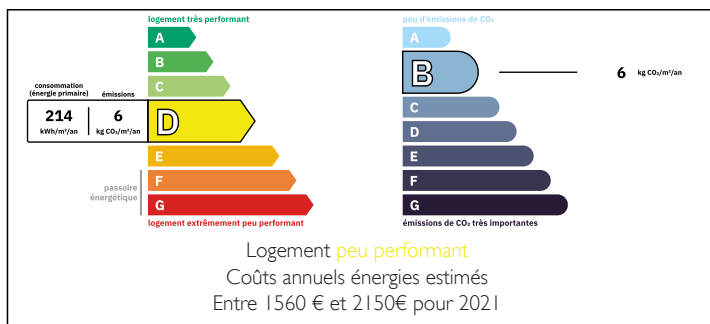
Town:	Léran
Department:	Ariège
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	0 m2



## IN BRIEF

This beautiful barn conversion is situated in the bucolic Ariège region of south-west France in the pretty town of Léran. Within walking distance of the local amenities and 2 great restaurants, the property lays in a quiet lane off the church, with no through traffic. The stunning Lake Montbel is close by. Equidistant from the international of Toulouse and Carcassonne\* (1hr 15mins) and a 2 hour drive to the Mediterranean beaches and the Spanish border. In winter, the nearest ski slopes are an hour away. This property would make an ideal lock up and leave or family home, as well as a great rental opportunity.

## 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

Ground floor: Enter into a large entrance hall/boot room with storage (10.38m<sup>2</sup>), WC, open plan fitted kitchen with Aga oven and butler sink/dining room (34.59m<sup>2</sup>), laundry room with sink (9.20m<sup>2</sup>), storage room (8.64m<sup>2</sup>), garage (36.29m<sup>2</sup>)

First floor: stone staircase leading to a landing area, spacious lounge area with wood burner (55m<sup>2</sup>) which opens onto a 10m<sup>2</sup> covered terrace with views of farmland. Master bedroom with ensuite shower (12.02m<sup>2</sup>), bedroom 2 17.2m<sup>2</sup>), bedroom 3 (7.65m<sup>2</sup>), shower room (8.43m<sup>2</sup>)

The property has had a new water tank fitted 3 months ago and is connected to fibre internet.

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

## LOCAL TAXES

Taxe foncière: 1533 EUR

Taxe habitation: EUR

## NOTES