

House 310m2, 11 rooms, 7 bedrooms. large lounge, fitted kitchen. Wooded park 13300m2. SWIMMING POOL. GARAGE



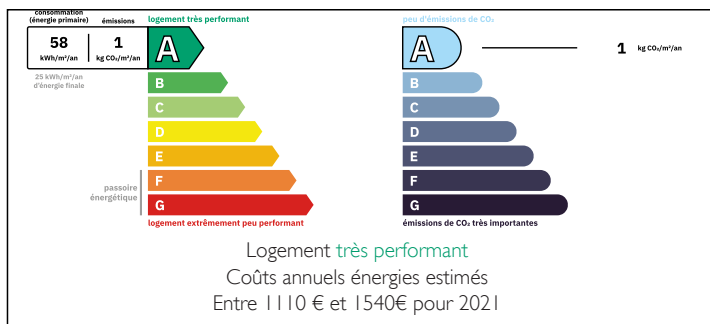
## INFORMATION

Town:	Saverdun
Department:	Ariège
Bed:	7
Bath:	4
Floor:	310 m2
Plot Size:	13300 m2

## IN BRIEF

Charming property in a quiet country setting, 13,300 m2 of wooded grounds with heated indoor swimming pool. Large living room with very bright fireplace, Rochelle and cathedral ceiling, large bay window leading onto a 110 m2 covered terrace overlooking the well-kept grounds. Fitted kitchen with adjoining pantry and cellar. On this level there are 2 bedrooms with bathrooms. First floor: a Rochelle of 40 m2 overlooking the living room, equipped as a study and television room. There are 5 bedrooms and 3 shower rooms. Outside, a superb swimming pool nestling in a rock garden, a 12 x 5 heated indoor pool and pool house. Kitchen area with barbecue and plancha. In the grounds: well, garden shed, vegetable garden. The property is surrounded by trees, not overlooked. Carport for 4 vehicles. Double garage. Electric gate. Come and discover this...

## 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 has solar panels and a heat pump, underfloor heating, double glazing and electric roller shutters. ECD class A. Ideal for a large family or other project depending on your wishes, with the possibility of chambres d'hôtes or gîte. 5 minutes from all amenities, train station and motorway.

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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: 3347 EUR**

**Taxe habitation: EUR**

## NOTES