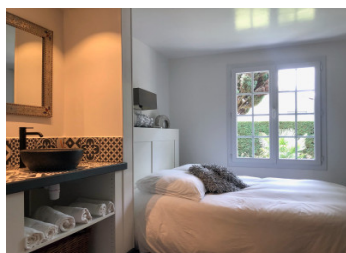
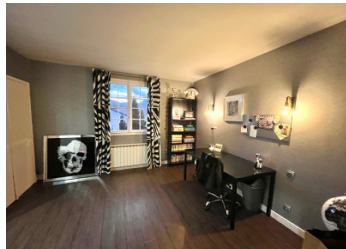


Character house 300m2, 10 rooms, 2-bedroom gîte. Swimming pool. Garage 150m2. Land 6780m2.



## INFORMATION

Town:	Saint-Girons
Department:	Ariège
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	6780 m2

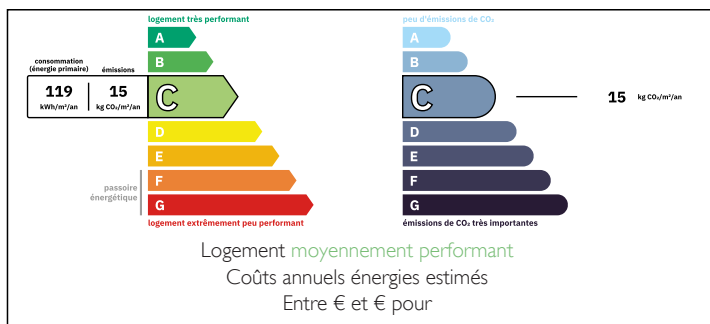
## IN BRIEF

Character property 300m2 5 minutes from Saint-Girons. Set in 6780 m2 of wooded parkland. House with 10 rooms. A 68 m2 gîte. Sleeps 4 with 2 bedrooms and covered terrace. Very bright house with beautiful fittings.

Large 41 m2 living room with cathedral ceiling and rockery. Balcony overlooking the park and swimming pool. Fitted kitchen with French doors and balcony access, ideal for outdoor meals. Master suite with whirlpool bath. La rochelle of 80m2 leads to 2 bedrooms, one of 26 m2 with study area and shower room. A 12 m2 bedroom with a 7 m2 games room.

On the ground floor, there is a sports room, an office and a laundry room with shower. This space could be converted for a professional or other activity, gîte, family reunion. The...

## 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 offers spacious accommodation with modern comforts suitable for all types of project: family, professional or craft. Equipped with town gas central heating. Double glazing, roller shutters, awning. Electric external gate with intercom. Building land. 5 MINUTES FROM SAINT-GIRONS; Numerous tourist sites, greenway on old railway line. Aerodrome. Golf. Ski resort, hiking, paragliding,...) Saint-Girons is a town in the central Pyrenees at the centre of a basin, where the mountains meet the plains and hillsides. This gives it a crossroads position at the convergence of the Cousseranaise valleys, but also between the mountains and the foothills, then the Garonne valley. Toulouse 50mn and free A 64

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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: 2750 EUR

Taxe habitation: EUR

## NOTES