

Superb property with swimming pool and sauna, with magnificent mountain views, beautiful bucolic garden.

## EXCLUSIVE



## INFORMATION

Town:	Saurat
Department:	Ariège
Bed:	6
Bath:	3
Floor:	259 m2
Plot Size:	5523 m2

## IN BRIEF

The property comprises a renovated house and barn with swimming pool and sauna on 5523 m<sup>2</sup> of land with 3 springs.

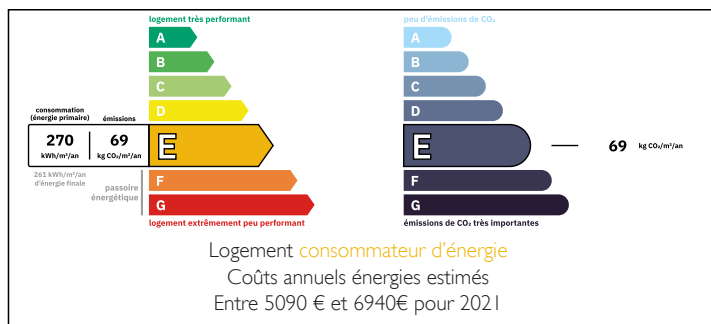
The first house comprises a living room/kitchen, a shower room and a bedroom on the ground floor. The first level features a large living room with fireplace, a bedroom, a shower room and a mezzanine.

a mezzanine and an attic room used as a bedroom. The second house features a living room, a kitchen with pantry and a bathroom on the garden level.

The second floor comprises a master suite with bathroom, a bedroom, a shower room and a landing.

Under the roof are a landing bedroom and an attic bedroom.

## ENERGY - DPE



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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

This is a superb property full of charm. Completely renovated with care and the finest materials over a period of 10 years, the two houses have preserved the character of mountain architecture, with their superb stonework and slate roofs, and a comfort and atmosphere that give them a very 'family home' feel.

Very well exposed, with a most bucolic garden and simply superb mountain views, they allow you to enjoy the best aspects of the mountains without being isolated. There's a magnificent stone swimming pool, a sauna, a boule court, a barbecue area and a very pleasant firepit. All these spaces make it easy for everyone to find their place.

The property comprises 2 character houses, the main house and the guest house.

The main house features a warm and cosy living room with fireplace, stone walls and exposed beams, a kitchen with pantry, and a bathroom. The 1st floor comprises a master suite with bathroom, a bedroom, a shower room and a landing. Under the roof are a landing bedroom and an attic bedroom.

The living room (32m<sup>2</sup>) is warm and cosy, with a fireplace, stone walls and exposed beams, and a library - the perfect place to relax and enjoy a book. The kitchen (25m<sup>2</sup> with pantry) is both rustic and convivial. You'll feel right at home here, with its wood-burning stove and direct access to the terrace. The bedrooms (27 m<sup>2</sup> for the master bedroom, 15 m<sup>2</sup> and 10 m<sup>2</sup>) are very pleasant and bright.

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