

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 m² of land with 3 springs.

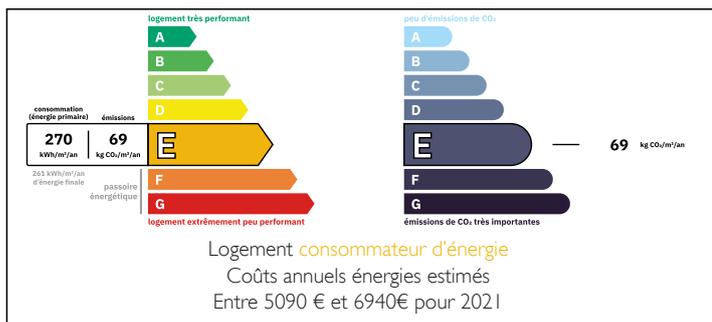
The first house comprises a living room/kitchen, a shower room and a bedroom on the ground floor. The first level features a large living room with fireplace, a bedroom, a shower room and a mezzanine.

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



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 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 boules court, a barbecue area and a very pleasant fireplace. 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 (32m²) 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 (25m² 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 m² for the master bedroom, 15 m² and 10 m²) are very pleasant and bright.

The...

LOCAL TAXES

Taxe foncière: 1456 EUR

Taxe habitation: EUR

NOTES