

Spacious family 5-bedroom home with large garden, above ground pool and garage near Mirepoix and Pamiers



## INFORMATION

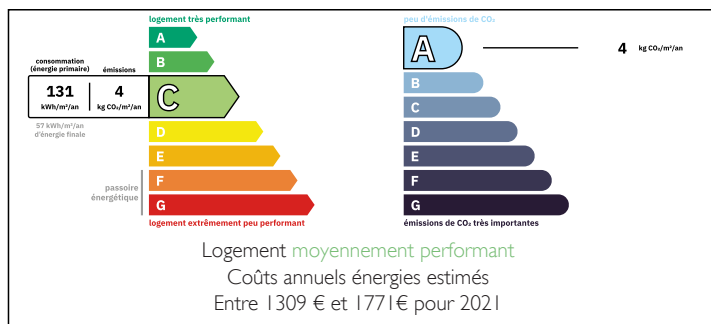
|             |             |
|-------------|-------------|
| Town:       | Les Issards |
| Department: | Ariège      |
| Bed:        | 5           |
| Bath:       | 1           |
| Floor:      | 161 m2      |
| Plot Size:  | 800 m2      |

## IN BRIEF

This spacious property in the village of Les Issards would make the perfect home for a growing family or an easy to maintain holiday home. The property benefits from a large rear garden with an above ground pool, vegetable patch and rear terrace with summer kitchen. Downstairs are two good-sized reception rooms and a separate kitchen. There is plenty of space with four bedrooms on the first floor and a renovated attic area that would make an excellent fifth bedroom, a family bathroom and separate toilet complete the living accommodation. The property has a recently installed heat pump and water heater giving it a class C energy rating. It is perfectly situated with the large town of Pamiers only 10 minutes drive and the delightful medieval town of Mirepoix also 10 minutes away. There is easy access onto...



## 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.



## DESCRIPTION

The property sits on the edge of the village of Les Issards. The main entrance is from a fenced front yard with space for parking and access into the spacious garage. On the ground floor the property has a kitchen with adjoining pantry, a lounge with views over the garden and a very generous dining or living room with corner bar that runs the width of the house. There is a downstairs toilet and access from the house into the garage. The smaller lounge opens onto the rear terrace that benefits from a covered summer kitchen and plenty of space for outside dining or entertaining. The garden has mature trees, an above ground pool and two large sheds that provide plenty of space for storing any gardening equipment or a small workshop. There is an area at the end of the garden set aside for growing vegetables.

On the first floor there are four bedrooms, a family bathroom and a separate toilet. There is also an additional dressing room to provide plenty of storage. The top floor of the property has been recently renovated to offer a large, bright and light-filled fifth bedroom.

The property is in good condition ready to be updated according to your tastes. A recently installed heat pump and water heater will keep you cosy through the winter months.

The house is situated between the large town of Pamiers; with all its facilities, shops and transport links; and the beautiful...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES