

Bright, spacious home with pool, terraces & land just minutes from the pretty town of Mirepoix

EXCLUSIVE



INFORMATION

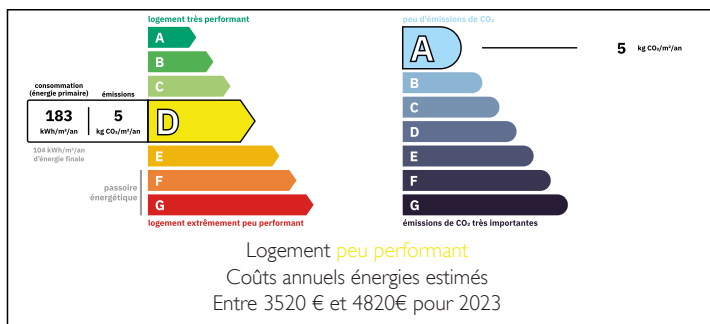
Town:	Mirepoix
Department:	Ariège
Bed:	6
Bath:	2
Floor:	280 m2
Plot Size:	4000 m2

IN BRIEF

In the peaceful village of Lafage you will find this beautiful property with plenty of outside space, spacious living areas and six bedrooms. The property has terraces on three sides with plenty of shady or sunny spots to enjoy your morning coffee or evening aperitif. The pool is a real highlight, in a sheltered suntrap with a fence for security and a stone terrace for your sun lounge.

The main living area is an open kitchen, dining and living room with plenty of room for entertaining or relaxing beside the wood burner on an evening. There is one downstairs bedroom, with a terrace to the front of the property and a downstairs family bathroom. On the first floor is another cosy living room with a wood burner and a corner office. There are five further bedrooms on this...

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

The property sits on the edge of the small village of Lafage, in the hills to the north of Mirepoix. The front of the property has a walled yard with terrace and plenty of space to sit and enjoy the peaceful surroundings. The entry hall, including a downstairs toilet, leads into the main living area with a large kitchen on one side of the room, a central dining area and a sitting area with a wood burning insert and sliding glass doors onto the rear garden and terrace. There is a pantry for extra kitchen storage and a corridor that leads to the additional downstairs rooms. A light and bright bedroom with adjoining toilet and sink has its own terrace accessed via French doors. There is a very generous family bathroom with corner bath and a separate shower. The final two rooms are an art studio that could serve as an office and has access onto a rear wooden terrace through recently installed glass doors. A utility room completes the rooms on the ground floor.

The stairs from the downstairs living area lead into an additional lounge on the first floor, there is a corner office and a wood burner, making this the perfect spot to snuggle up in front of the fire on an evening. Two large bedrooms lead off this living area then a further corridor leads to a shower room, separate toilet and three more generous bedrooms.

Outside there is a...