

Authentic Renovated Comminges Farmhouse – 280 m + Outbuildings on 3,200 m of Land



INFORMATION

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|-------------|---------------------|
| Town: | La Bastide-du-Salat |
| Department: | Ariège |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 280 m2 |
| Plot Size: | 3170 m2 |

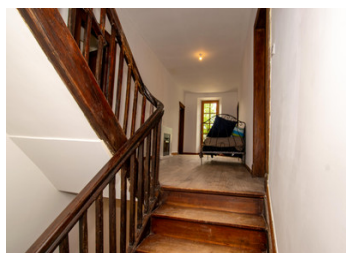
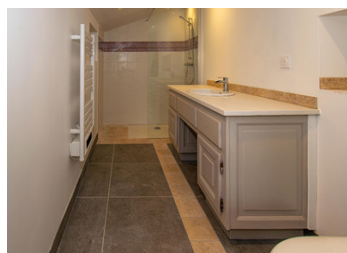
IN BRIEF

Authentic Comminges Farmhouse – Charm & Potential

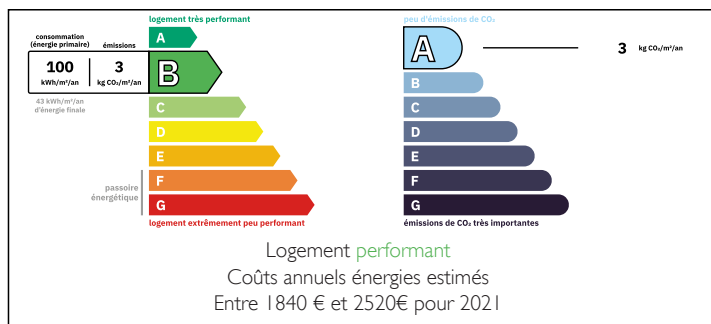
Discover this beautiful traditional Comminges farmhouse, nestled in a peaceful and green setting. Built with river stones, it boasts authentic features such as a symmetrical façade, stone-framed windows, and a classic canal-tile roof.

With its generous volumes and outbuildings (barn, stable, etc.), this property offers multiple possibilities: a spacious family home or a gîte project. The large grounds complete the ensemble, creating the perfect countryside lifestyle.

A rare property, full of history, ready to be renovated to your taste and restored to its full glory. A true character home, combining authentic charm with modern potential – ideal for a large family or a tourism project.

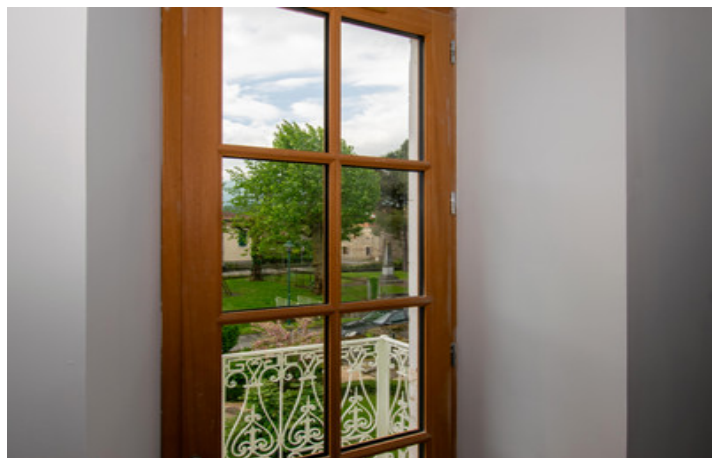


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Authentic Renovated Comminges Property – Outbuildings & Gîte Potential

In the heart of Comminges, discover this superb traditional property offering approximately 280 m² of living space over 2 levels, fully renovated – just move in and unpack!

An adjoining second house of 70 m² (façade recently renovated) is ready to be fitted out, ideal for a gîte or guesthouse project.

In addition, a spacious outbuilding of over 300 m² on 2 levels includes a large stable with feeding troughs.

Main house layout:

Ground floor:

Welcoming entrance with wooden staircase leading to the first floor and attic.

Bright living room of over 30 m².

Dining room and fitted kitchen of approximately 55 m², with direct access to a covered terrace.

Pantry/laundry room.

Shower room with WC.

First floor:

Three large bedrooms (20–30 m² each).

Bathroom with shower, bathtub, and WC.

Features & comforts:

Reversible air-conditioning + electric heating in main rooms

Double glazing

Refurbished roof in very good condition

New micro sewage treatment system

Pool-ready grounds with a second private entrance

As is traditional in the Comminges, the adjoining barn naturally shelters the house from wind and rain.

A property full of character, combining modern comfort with development potential – perfect for a large family or a tourism project.

Practical information: