

Magnificent farmhouse with an adjoining barn renovated to a fantastic standard.

EXCLUSIVE



## INFORMATION

Town:	Dreuilhe
Department:	Ariège
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	360 m2

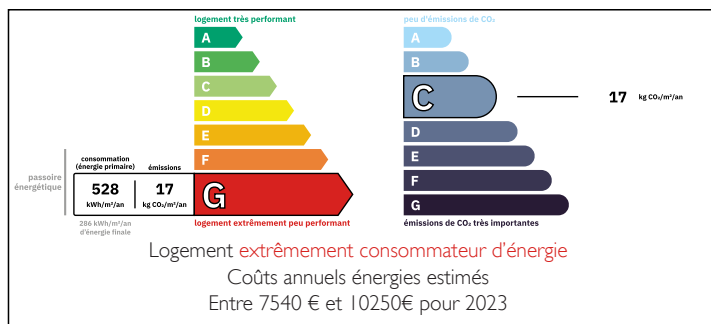
## IN BRIEF

With breathtaking views of the Pyrenean foothills, this beautifully restored farmhouse and adjoining barn offer tranquility and generous living space, ideal for both family life and entertaining, all set within a peaceful hamlet steeped in natural charm.

The property has two terraces, including one covered — perfect for al fresco dining and a non-adjoining garden. The above-ground pool with mountain views is a real highlight. A charming pigeonier adds rural character to this outdoor space.



## 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 foncière: 975 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The property is located in a small hamlet 4km from Lavelanet.

On the ground floor of the converted barn we find a beautifully appointed kitchen with premium finishes, ceramic worktops, wood-burning stove, and a dining area, ideal for family meals or entertaining guests.

Upstairs there is a spacious and character-filled lounge of 50 m<sup>2</sup>, featuring exposed timber beams, high vaulted ceilings, and a beautiful wood-burning stove that adds both charm and warmth. With ample space for both a large dining area and two cosy seating zones, this impressive room is perfect for entertaining or relaxing in style.

The entry hall on the farmhouse side of the property, including a downstairs toilet, and a laundry room leads into the downstairs bedroom with its private en-suite shower room.

Upstairs there are three bedrooms, one of which comes with en-suite shower room, and a generous family bathroom with a free standing bathtub.

Outside, to the rear of the house there is a parking space for 1 to 2 vehicles.

Located in the peaceful commune of Dreuilhe, this property enjoys a superb central position close to many of the region's highlights. The charming medieval town of Mirepoix is under 20 minutes away by car, offering bustling markets, cafés, and cultural events. The nearby town of Lavelanet, just 4 km away, provides a full range of everyday amenities including shops, schools, and healthcare services. The vibrant city of Toulouse, the regional capital, is just under an hour's drive, while...