

## Villa with Pool near the Sought-After Market Town of Mirepoix



## INFORMATION

Town:	Mirepoix
Department:	Ariège
Bed:	3
Bath:	2
Floor:	159 m <sup>2</sup>
Plot Size:	2794 m <sup>2</sup>

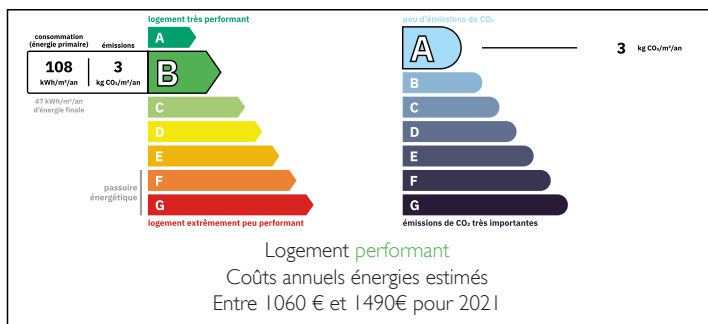
## IN BRIEF

Located between the vibrant towns of Mirepoix and Pamiers, this contemporary 2005 villa offers a rare blend of countryside charm, modern convenience, and investment potential. Set on a generous 2794 m<sup>2</sup> plot—part of which is constructible—it is ideal for families, retirees, or anyone seeking a peaceful yet well-connected lifestyle.

The house is bright and welcoming, with 159 m<sup>2</sup> of living space including a vast 64 m<sup>2</sup> open-plan living area, a brand-new, well-equipped American-style kitchen, and three bedrooms—two on the ground floor and a stunning master suite upstairs with private balcony, dressing room, and en-suite bathroom.

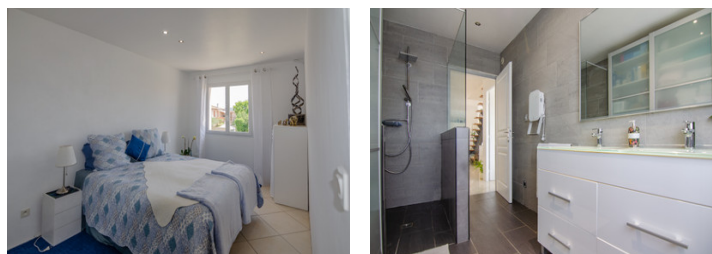
Outdoors, enjoy a saltwater pool with a rigid cover for easy maintenance, a lovely terrace for dining and relaxing, and a 30 m<sup>2</sup> outbuilding with electricity and water connections—perfect for a studio, workshop, or guest accommodation.

## 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: 1513 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Enjoy peaceful mornings with sweeping countryside views from your terrace in this impeccably maintained home, perfectly located between Mirepoix and Pamiers.

Built in 2005, this spacious, bright, and highly energy-efficient home is ready to move into—with no work required.

### A Flexible, Modern Interior

The villa boasts a generous 159 m<sup>2</sup> of living space with a carefully designed layout. The open-plan living room (64 m<sup>2</sup>) is bathed in natural light thanks to large windows and has direct access to the garden and terrace. A brand-new kitchen offers abundant storage and sleek modern finishes.

There are three bedrooms: two located on the ground floor, and a luxurious master suite upstairs, complete with en-suite bathroom, walk-in dressing room, and a private south-facing balcony—your own peaceful retreat.

### Outdoor Living at Its Best

Set on a fully fenced 2794 m<sup>2</sup> plot, the villa benefits from mature landscaping, including fruit trees such as fig and cherry. A large part of the land is constructible, opening possibilities for a second home, extension, or a gîte project.

The saltwater swimming pool features a rigid cover, simplifying maintenance and extending the swimming season. An adjacent outbuilding of 30 m<sup>2</sup> is connected to electricity and water, making it ideal as a guest studio, gym, or creative space.

### Efficiency, Comfort, and Style

With a B-rated Energy Performance Certificate, air-heat pump heating, and double glazing, this home is efficient and cost-effective to run. Four outdoor parking spaces provide ample room for residents and guests alike.

### Lifestyle and Location

The Ariège region is rich in nature, culture,...