

House with an excellent location, privileged environment & quality construction



## INFORMATION

Town:	Rieux-de-Pelleport
Department:	Ariège
Bed:	5
Bath:	2
Floor:	256 m2
Plot Size:	4677 m2

## IN BRIEF

Excellent location, peaceful setting & quality construction

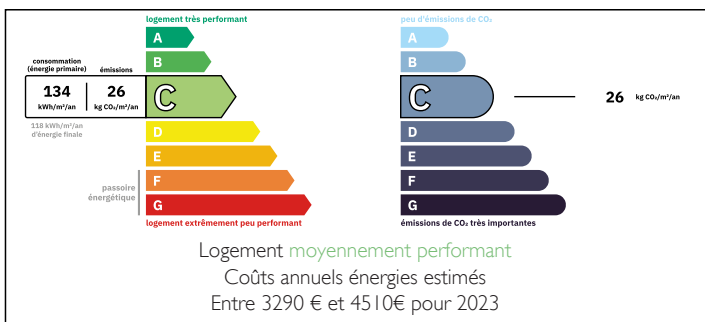
This is a property that, objectively, shouldn't stay on the market for long. It has all the key features, and with a modest renovation budget, you could turn it into a high-quality home.

Easily accessible, the property enjoys an ideal location — close to amenities, the hospital, the SNCF train station and the motorway — a strategic position for peaceful living without sacrificing connectivity.

The house offers generous volumes and a layout designed for everyday comfort: spacious living room, 60 m<sup>2</sup> covered terrace, kitchen, large convertible basement, swimming pool, and a sizable detached garage.



## 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

Excellent location, peaceful surroundings & quality construction

This is a property that, objectively, should not stay on the market for long.

Set at the edge of a woodland in a quiet, green environment, this artisan-built villa from the 1980s has been perfectly maintained and shows no signs of age. It stands on a fully enclosed, mostly flat plot of 4,677 m<sup>2</sup>, gently bordering a hillside and the forest. While calm and discreet, the property is easily accessible and enjoys a truly advantageous location — just minutes from all amenities, the hospital, train station, and motorway.

The house offers generous living spaces and a layout designed for everyday comfort: a spacious entrance hall leads to a bright 41 m<sup>2</sup> living room with an insert fireplace and reversible air conditioning, as well as a 25 m<sup>2</sup> mezzanine. The living area opens onto an equally large covered terrace, facing south and west — the perfect place to enjoy the outdoors in any season, complete with built-in, covered barbecue.

The adjoining solid oak kitchen is fully equipped and in excellent condition.

The sleeping quarters include four similarly sized bedrooms (between 12.5 and 14 m<sup>2</sup>), a spacious 8.45 m<sup>2</sup> bathroom (bathtub, shower, double washbasin, bidet), and separate WC.

The full basement offers great potential: laundry/boiler room, guest bedroom with private shower and WC, and a versatile 51 m<sup>2</sup> room currently used as a gym. A high crawl space, accessible standing up, serves ideally as a wine cellar.

Outside, you'll find a chlorine-treated pool heated by a...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES