

Family and tourist property set in over 3.5 hectares of greenery. Gites, lodges and rooms.



INFORMATION

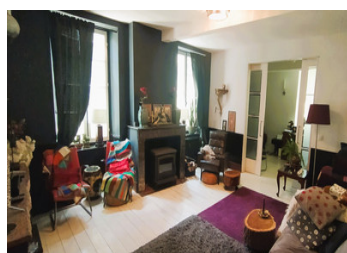
Town:	Artigat
Department:	Ariège
Bed:	13
Bath:	7
Floor:	570 m2
Plot Size:	36624 m2

IN BRIEF

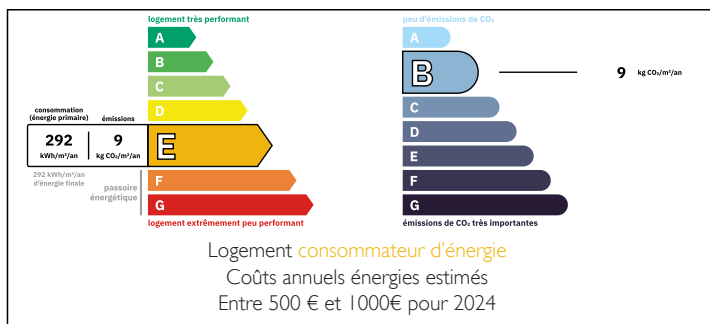
Beautiful property full of charm, both inside and out.

The main house, full of charm, has six large bedrooms including three guest rooms, a lounge, a dining room and a kitchen, as well as 2 gîtes, one of which is on the ground floor.

The outbuildings include a huge barn that has been converted into a reception room, a workshop and a vast attic that could easily accommodate any kind of workshop, such as a yoga studio; a 3-bedroom house rented out as a gîte, adjoining a large garage: another gîte is being built in this area and awaits completion. A large stable, a shed and an old communal oven complete the property.



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.



DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES