

Stunning property perched above Pamiers with an independent gîte, a pool, 1,4ha of land and breathtaking views



## INFORMATION

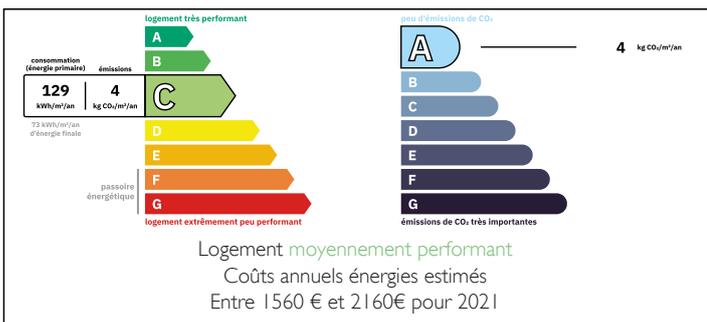
Town:	Pamiers
Department:	Ariège
Bed:	5
Bath:	3
Floor:	304 m2
Plot Size:	14000 m2

## IN BRIEF

On the hillside, overlooking the Pyrenees and the valley below you will find this wonderful property. Set amongst 1.4ha of mature gardens, trees and fields it is the perfect spot to start your French dream. The property boasts a spacious main house with a light filled living area, multiple terraces, a large modern kitchen, 3 bedrooms and 2 bathrooms. Separate from the main house is the converted pool house which overlooks the swimming pool offers an open living and kitchen area, two bedrooms and a bathroom. This would be ideal to rent out or as space for guests to have their independence.

The gardens provide plenty of idyllic spots to soak in the view and enjoy the peace and quiet of this rural location. There is a large workshop below the pool area and plenty of space for...

## 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

Surrounded by gardens and trees and overlooking the valley of the Ariège and the Pyrenees beyond, this property is beautifully situated just outside Pamiers. Secure gates lead into a short drive and spacious parking area next to the main house. There is access through a main entrance door into a generous hallway, perfect for storing shoes and coats. A good-sized office is well placed to allow an area separate from the main living area to work from home. The main living area is bright and spacious, with double height ceilings and doors straight out onto the terrace, ideal for blending indoor and outdoor living at any time of year. Double doors lead through to a modern kitchen and living area with a large central island and plenty of work surface for any keen cooks. Another terrace to the side of the kitchen, with a wisteria, provides a shady spot to enjoy a meal or an evening drink. A utility room and additional downstairs toilet adjoin the kitchen. Behind the main living space is another room that has an independent entrance and is currently used as a games room but could serve as a garage or for storage.

There are two first floor areas at either end of the house, perfect to maintain privacy for guests or for older children. The master suite has beautiful views and a generous bathroom. The other two bedrooms, one with a mezzanine and bathroom, on the other side of...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES