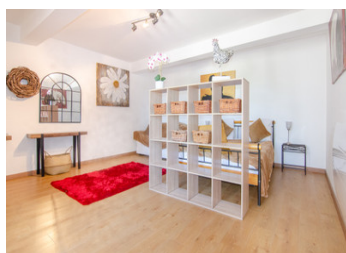


Bright & Central Mirepoix 2 bedrooms Apartment – Great Investment Opportunity or Second Home



INFORMATION

Town:	Mirepoix
Department:	Ariège
Bed:	2
Bath:	1
Floor:	60 m ²
Plot Size:	0 m ²



IN BRIEF

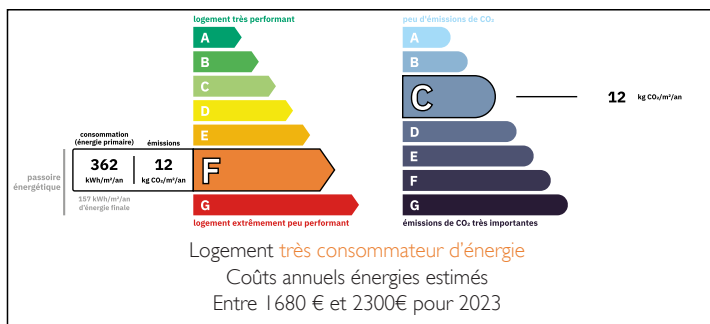
Just steps from Mirepoix's vibrant cafés, weekly market, and convenient parking, this charming two-bedroom apartment is nestled on the second and top floor of a beautiful historic building in the heart of town.

Bathed in natural light, it offers a bright living area with a fully equipped kitchen, a spacious 24m² bedroom, a smaller bunk room with bunk beds, and a brand new shower room with WC.

Tastefully furnished, it's an ideal lock-up-and-leave pied-à-terre and a smart investment opportunity thanks to the strong demand for holiday rentals in this sought-after bastide town. Mirepoix, with its iconic medieval square and half-timbered buildings, draws visitors year-round for its charm, festivals, and welcoming atmosphere.

A lovely blend of old-world character and tranquility, despite being centrally located. Residents enjoy a shared courtyard and a bicycle storage area on the ground floor. The loft has been...

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

Living here means enjoying the rich history and vibrant local culture right at your doorstep. Just a short stroll from Mirepoix's iconic medieval square, you'll be surrounded by half-timbered houses, weekly markets, and lively cafés that bring this charming bastide town to life. Imagine waking up to fresh croissants and a warm baguette from the boulangerie around the corner — a true French experience.

Perfectly positioned between the Pyrénées and the Mediterranean, Mirepoix offers easy access to outdoor adventures, from hiking and cycling to skiing in winter or relaxing by the coast. The area is well connected, with nearby airports in Carcassonne and Toulouse offering regular flights to major European cities.

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

For those looking to settle in the South of France, this apartment offers not only a peaceful home base but also a strong investment opportunity, thanks to the high demand for holiday rentals in this picturesque and historic town.

Whether you're seeking a relaxing retreat, a charming pied-à-terre, or a smart investment in one of France's most authentic regions, this apartment is the perfect gateway to the French lifestyle.

NOTES

Co-owned building of 6 units
Provisional annual charges: 350€

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