

Village house with lovely natural light, generous living spaces, three bedrooms, and potential for conversions



## INFORMATION

Town:	Albiès
Department:	Ariège
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	335 m <sup>2</sup>

## IN BRIEF

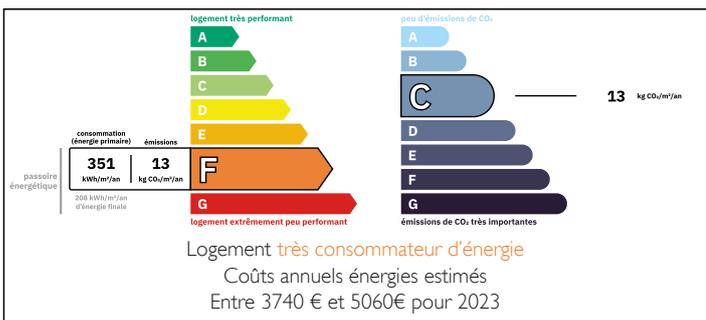
Located in the charming village of Albiès, this village house offers generous volumes and an ideal layout for a main residence or a holiday home in Ariège.

On the ground floor, you will find a spacious, light-filled living room open to the kitchen, a practical pantry, and a shower room.

On the first floor, a comfortable bedroom enjoys direct access to a large balcony. A mezzanine provides additional space, ideal for a home office. An adjoining room next to the bedroom remains to be finished and offers the potential to create a second shower room.

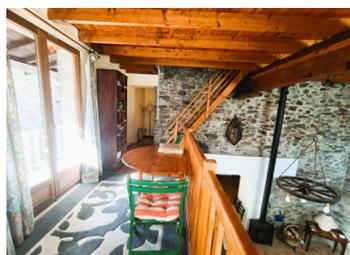
Under the eaves, two large dormitory-style bedrooms offer multiple accommodation possibilities. One of them includes a toilet, which is particularly convenient on this level.

## 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

Located in the charming village of Albiès, just a short distance from Tarascon-sur-Ariège and Ax-les-Thermes, this village house offers generous living spaces and an ideal layout for a main residence or a second home in Ariège.

On the ground floor, you will discover a bright 34 m<sup>2</sup> living room featuring a large traditional fireplace (perfect for grilling) as well as a wood-burning stove for heating. This space opens directly onto a lovely 20 m<sup>2</sup> kitchen with a very practical pantry of nearly 5 m<sup>2</sup>. A shower room is also located on this level.

On the first floor, a comfortable bedroom (12 m<sup>2</sup>) benefits from direct access to the large balcony. A mezzanine of approximately 10 m<sup>2</sup> provides additional space, ideal for an office or relaxation area. An adjoining room next to the bedroom (7 m<sup>2</sup>) remains to be finished and would allow for the creation of a second shower room.

Under the eaves, two large dormitory-style bedrooms (approximately 30 m<sup>2</sup> each) offer multiple accommodation options. One of them includes a toilet, a valuable asset on this level.

Outside, there is an extension with a terrace currently used for storage. Recent and very practical, this outbuilding is a real asset.

Semi-detached on one side with no nuisance, this house will charm you with its potential and its location in a characterful village, close to nature and the Ariège mountains.

-----

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