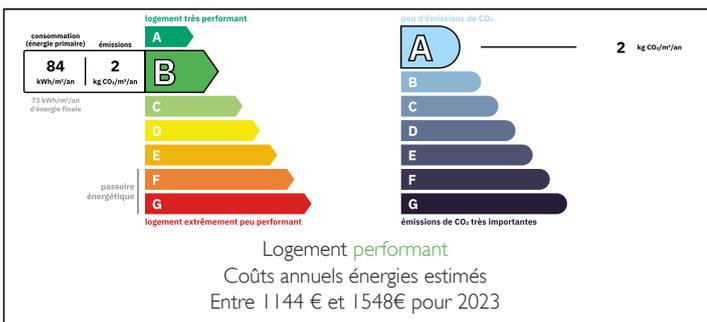


## Character Property with Independent Gîte, Heated Pool and 1.5 ha of Woodland – 5 Minutes from Mirepoix



## ENERGY - DPE



## INFORMATION

Town:	Mirepoix
Department:	Ariège
Bed:	5
Bath:	4
Floor:	275 m2
Plot Size:	32546 m2

## IN BRIEF

A rare character property set in a preserved natural environment, just minutes from the medieval town of Mirepoix. Carefully renovated, this former farmhouse offers a peaceful and authentic way of life, combining period charm with modern comfort.

The main house features warm, welcoming living spaces, ideal as a family home or refined second residence. Outbuildings provide flexible options for further development according to your needs. A separate part of the property also allows for hosting family or friends, or discreetly developing a hospitality project if desired.

The outdoor spaces are designed for relaxation, with a heated swimming pool, summer kitchen under an open barn, landscaped gardens, fruit trees and 1.5 hectares of private woodland, ensuring privacy and tranquillity.

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

Behind its characterful façades, this carefully renovated former farmhouse offers generous living space and a highly practical layout, making it ideal as a family home or a property with guest accommodation potential.

### Main House

The ground floor centres around a bright and spacious open-plan living area.

The kitchen (approximately 30 m<sup>2</sup>) provides a generous and functional space, perfect for family life and entertaining. It connects to a large 37 m<sup>2</sup> sitting and dining room, warm and welcoming, with excellent natural light and direct access to the outside.

A separate WC completes this level.

Upstairs, the sleeping accommodation includes two substantial bedrooms of 25 m<sup>2</sup> and 21 m<sup>2</sup>, each benefiting from its own private ensuite bathroom, offering comfort and privacy.

An additional 15 m<sup>2</sup> room can serve as a home office, dressing room or occasional bedroom, depending on requirements.

The layout is both practical and harmonious, with comfortable proportions throughout.

### Gîte / Guest House

Fully independent, the guest house offers flexibility for hosting family and friends or developing a complementary activity.

#### Ground floor:

- 20 m<sup>2</sup> open-plan kitchen
- 24 m<sup>2</sup> living room
- Separate WC

#### First floor:

- Two spacious bedrooms of 22 m<sup>2</sup> and 28 m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 2490 EUR**

**Taxe habitation: EUR**

## NOTES