

## Beautiful Home with B&B Potential, Terraces and Garden – Foix Area



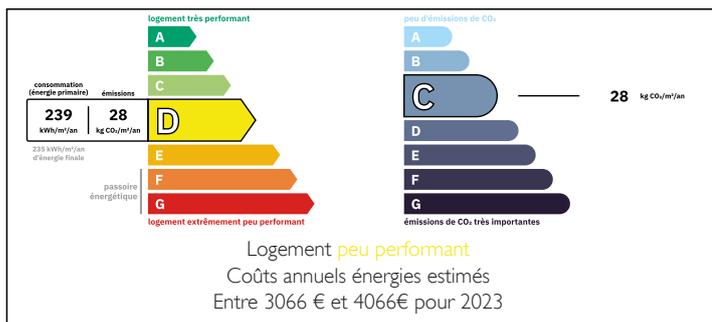
## INFORMATION

Town:	Loubières
Department:	Ariège
Bed:	4
Bath:	4
Floor:	202 m <sup>2</sup>
Plot Size:	1748 m <sup>2</sup>

## IN BRIEF

Located in a peaceful hamlet just 10 minutes from Foix and all amenities, this spacious and beautifully maintained home offers comfortable living with excellent versatility. The current owners successfully run a B&B from the main part of the house, which includes three ensuite bedrooms. The owners' accommodation, set on a separate level, comprises a self-contained apartment, providing an ideal separation between private living and business use. The property benefits from several terraces with lovely open countryside views, a pleasant garden with outbuildings, and quality features including solar panels for hot water, town gas central heating, and a renovated insulated roof. A versatile, move-in-ready property, ideal for continuing a tourism project or as a permanent home.

## 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

Set in a peaceful hamlet in the Ariège, just 10 minutes from Foix, this spacious and beautifully maintained home offers the perfect combination of comfort, charm, and versatility. Foix, famous for its medieval château and local amenities, is easily accessible, as is the motorway and Toulouse (1 hour). The Pyrenees ski resorts are also around 1 hour away, providing the ideal balance between tranquil rural living and mountain leisure.

The property is divided into two distinct sections. The main part of the house currently operates as a B&B, comprising three ensuite bedrooms, providing immediate rental income or the opportunity to continue a tourism project.

The owners' accommodation, set on a separate level, comprises a self-contained apartment, providing an ideal separation between private living and business. This apartment includes:

An open-plan kitchen-living area of 21.6 m<sup>2</sup> with a wood-burning stove and direct access to a terrace overlooking the garden and surrounding landscape.

A bedroom of 8.7 m<sup>2</sup> and a 3 m<sup>2</sup> bathroom, with separate WC and hallway with cupboard.

A spacious 17.5 m<sup>2</sup> study with built-in cupboard and access to a large 42.6 m<sup>2</sup> covered terrace, perfect for work, relaxation, or entertaining guests.

The main house features:

Three comfortable bedrooms of 10.5 m<sup>2</sup>, 13.3 m<sup>2</sup>, and 14 m<sup>2</sup>, each with ensuite shower room and WC.

An open-plan kitchen of 10.5 m<sup>2</sup>.

A bright 35 m<sup>2</sup> dining room.

A convivial 17.5 m<sup>2</sup> living room with built-in fireplace

## LOCAL TAXES

**Taxe foncière: 1551 EUR**

**Taxe habitation: EUR**

## NOTES