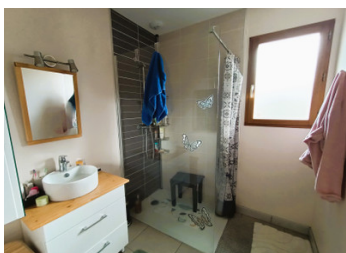


Recent 3-bedroom house in a beautiful setting with mountain views



INFORMATION

| | |
|-------------|---------------------------|
| Town: | Rabat-les-Trois-Seigneurs |
| Department: | Ariège |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 96 m ² |
| Plot Size: | 1025 m ² |

IN BRIEF

This house, built in 2018 in compliance with RT 2012 standards, offers excellent energy efficiency. Bright and highly practical, it features a pleasant living area with a lounge and kitchen, three bedrooms, and a utility/laundry room.

The layout and proportions make it ideal for a young couple or a family, while also being a perfect second home. It is ready to move into with no work required, making it a reassuring and sensible purchase.

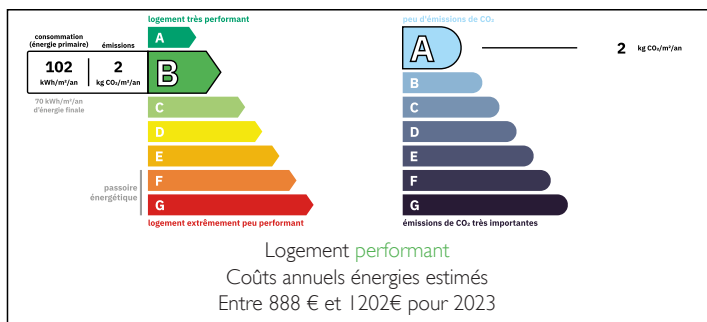
Set in a lovely environment with views of the mountains, the property benefits from an enclosed, easy-to-maintain garden, along with a garden shed that could serve as a workshop or a charming summer kitchen. Everything is in place to enjoy a comfortable lifestyle without heavy maintenance.

I am confident that this property will appeal to many,

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.

ENERGY - DPE





DESCRIPTION

In the heart of the Tarascon area, this 96 m² house, built in 2018 in compliance with RT 2012 standards, guarantees excellent insulation and energy efficiency.

Both bright and highly practical, it features a pleasant 33 m² living area combining a lounge and kitchen, three bedrooms ranging from 9 m² to 12 m², a very functional 5 m² entrance hall, and a 12 m² utility/laundry room.

The layout and proportions make it perfectly suited to a young couple or a family, while also offering an ideal second home. The property is still covered by the ten-year building warranty, meaning it is ready to move into with no work required — a reassuring and sensible purchase.

Set in a beautiful environment with views of the mountains, the house sits on a 1,025 m² plot with an enclosed, easy-to-maintain garden. A garden shed provides excellent additional space, whether as a workshop or a lovely summer kitchen. Once again, everything is in place to make life easy and enjoyable without heavy maintenance.

I am confident that this property will appeal to many, so please do not hesitate to contact me to arrange a viewing.

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

LOCAL TAXES

Taxe foncière: 609 EUR

Taxe habitation: EUR

NOTES