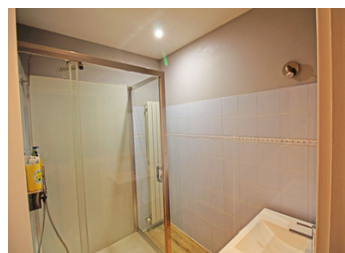
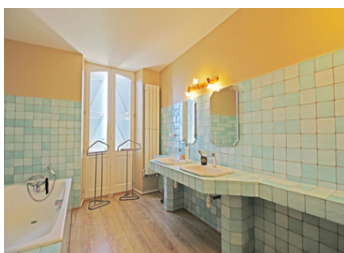


Impressive stone 4-bedroom house with pool and garden within walking distance of shops, in a dynamic village



INFORMATION

Town:	La Tour-du-Crieu
Department:	Ariège
Bed:	4
Bath:	2
Floor:	230 m ²
Plot Size:	800 m ²



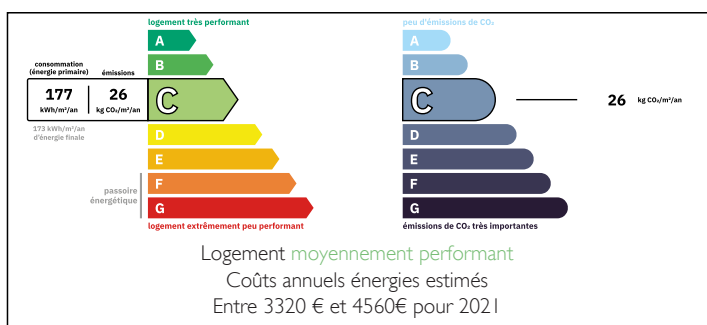
IN BRIEF

Discover this grand stone property in the heart of the dynamic village of La Tour du Crieu. Benefiting from a manageable, enclosed garden and a saltwater pool, it combines traditional charm and modern comforts in a great location.

The property has a spacious, light-filled living and dining room with a wood-burner and practical kitchen, all with generous ceiling height and delightful character features. There are four good sized bedrooms and one bathroom, and a shower room. The attic is currently used as a gym and games room but offers the possibility to add bedrooms and a bathroom.

Just a few hundred metres from the local shops and a short drive from the large town of Pamiers, the location is convenient but in a village with plenty of opportunity for exploring the surrounding countryside and views of the Pyrenees....

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

In the village of La Tour du Crieu you will find this impressive, stone property, perfect for those seeking convenience and character all rolled into one. A gravel drive leads into the spacious parking area and fenced garden. To the rear of the house is a saltwater pool and terrace, ideal for relaxing after a warm day and surrounded by a large hedge to give you plenty of privacy.

The traditional wooden door opens into a spacious hallway, with access to the living room as well as a practical downstairs toilet. The main living area has a wood burning insert and plenty of space for relaxing, dining, or entertaining friends. The whole floor benefits from high ceilings and plenty of light from the large windows on each side of the property. There is a kitchen with access to the rear terrace and a utility room, and a small garage ideal for a workshop or bike/motorbike storage.

A wooden staircase leads to a large hall on the first floor with plenty of light from the double height windows at each side of the property. There are four bedrooms and two bathrooms, one with double vanity and bath, and the other with a shower.

On the top floor, the current owners have a games room and gym. However, if the future owners need some extra space, there is plenty of room to create additional bedrooms, an office, and/or a bathroom.

The property is renovated...

LOCAL TAXES

Taxe foncière: 2109 EUR

NOTES