



SUPERB PROPERTY WITH SWIMMING POOL AND SAUNA, WITH MAGNIFICENT MOUNTAIN VIEWS, BEAUTIFUL BUCOLIC GARDEN.



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BUCOLIC GAR...



## PROPERTY FACT FILE

REFERENCE	A33485NIL09
PRICE	€ 826,800 £ 685,955* *agency fees included: 6 % TTC to be paid by the buyer (780 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	259 m <sup>2</sup>
LAND	5523 m <sup>2</sup>
TOWN	Saurat
DEPARTMENT	Ariege
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

\*Price based on current exchange rate which is subject to change





- Beautiful renovation for 2 charming houses
- Mountain views and surroundings
- The stone pool is beautiful and well oriented
- Very pleasant family home atmosphere
- Significant rental income from the gîte

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The property comprises a renovated house and barn with swimming pool and sauna on 5523 m<sup>2</sup> of land with 3 springs. The first house comprises a living room/kitchen, a shower room and a bedroom on the ground floor. The first level features a large living room with fireplace, a bedroom, a shower room and a mezzanine.

## DESCRIPTIF

This is a superb property full of charm. Completely renovated with care and the finest materials over a period of 10 years, the two houses have preserved the character of mountain architecture, with their superb stonework and slate roofs, and a comfort and atmosphere that give them a very 'family home' feel.

Very well exposed, with a most bucolic garden and simply superb mountain views, they allow you to enjoy the best aspects of the mountains without being isolated. There's a magnificent stone swimming pool, a sauna, a boule court, a barbecue area and a very pleasant firepit. All these spaces make it easy for everyone to find their place.

The property comprises 2 character houses, the main house and the guest house.

The main house features a warm and cosy living room with fireplace, stone walls and exposed beams, a kitchen with pantry, and a bathroom. The 1st floor comprises a master suite with bathroom, a bedroom, a shower room and a landing. Under the roof are a landing bedroom and an attic bedroom.

The living room (32m<sup>2</sup>) is warm and cosy, with a fireplace, stone walls and exposed beams, and a library - the perfect place to relax and enjoy a book.

The kitchen (25m<sup>2</sup> with pantry) is both rustic and convivial. You'll feel right at home here, with its wood-burning stove and direct access to the terrace.

The bedrooms (27 m<sup>2</sup> for the master bedroom, 15 m<sup>2</sup> and 10 m<sup>2</sup>) are very pleasant and bright.

The guest house comprises a living room/kitchen, shower room and bedroom o

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33485NIL09>

COMPLETE FILE AND PHOTO ON REQUEST

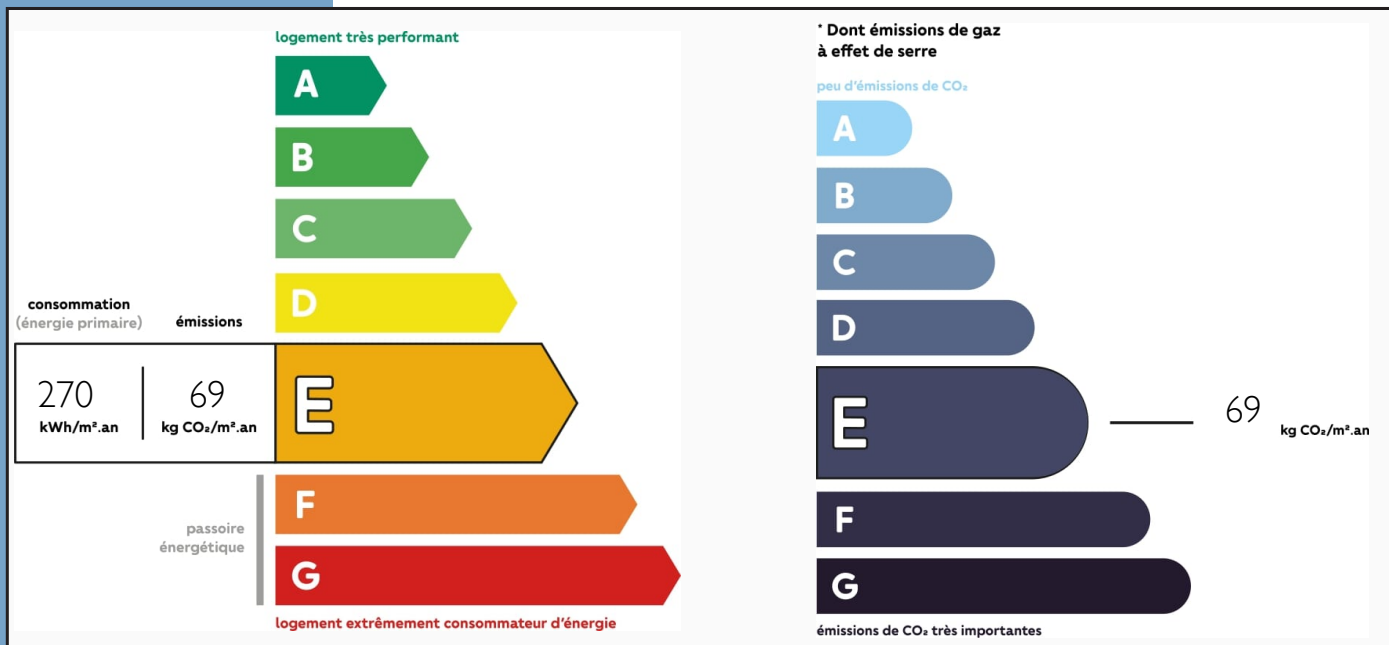


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A33485NIL09  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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