



OLD FARMHOUSE OF 220 M<sup>2</sup> WITH SWIMMING  
POOL, 4 BEDROOMS, LIVING ROOM, DINING  
ROOM, AND FITTED KITCHEN. WORKSHOP



OLD FARMHOUSE OF 220 M<sup>2</sup> WITH SWIMMING POOL, 4 BEDROOMS, LIVING ROOM, DINING ROOM, AND FITTED KITCHEN...



## PROPERTY FACT FILE

REFERENCE	A36935AK81
PRICE	€ 556,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	220 m <sup>2</sup>
LAND	9183 m <sup>2</sup>
TOWN	Briatexte
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Barns - outbuildings

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





- Renovated former farmhouse with 220 m<sup>2</sup> of living
- South-facing 9 m x 4 m swimming pool with valley
- Peaceful setting, not overlooked.
- 10 solar panels
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This house is set on a fully fenced 9,200 m<sup>2</sup> plot, in the heart of the countryside, offering peace and quiet with no overlooking neighbors.

Shops & Services – Briatexte

Briatexte offers a good variety of local shops and services, including:

## DESCRIPTION

Renovated Family Home with Breathtaking Views – Pool, Solar Panels, and Modern Comforts

This beautifully renovated home is nestled in a peaceful dead-end lane, offering a tranquil living environment surrounded by nature — with only the sound of birdsong to accompany your days. From the front of the house, enjoy an unobstructed panoramic view over the valley, while inside, natural light floods the spacious living areas.

Set on a fully fenced 9,200 m<sup>2</sup> plot in the heart of the countryside, the property offers total privacy and no overlooking neighbors.

Ground Floor:

- Large, well-equipped kitchen (19 m<sup>2</sup>)
- Bright dining room (24 m<sup>2</sup>)
- Spacious and cozy living room (34 m<sup>2</sup>) with fireplace
- Direct access to a laundry room and a 40 m<sup>2</sup> workshop/garage

Upstairs:

- Master bedroom (17 m<sup>2</sup>) with private bathroom (7 m<sup>2</sup>) and stunning mountain views
- 3 additional bedrooms, including one with en-suite shower room
- A second independent shower room
- A spacious walk-in closet
- Mezzanine area used as a home office

Additional Features:

- Energy-efficient air-to-water heat pump
- Recent wastewater treatment system (microstation)
- Double carport
- Beautiful 9 x 4 m south-facing pool with open views over the valley
- 10 solar panels for self-consumption and energy resale

A rare opportunity combining comfort, energy independence, and an exceptional natural setting.

Schools & Education:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36935AK81>

COMPLETE FILE AND PHOTO ON REQUEST



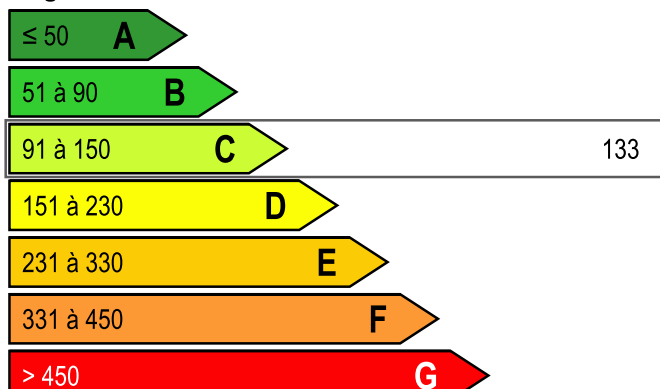
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## ENERGIE-DPE

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

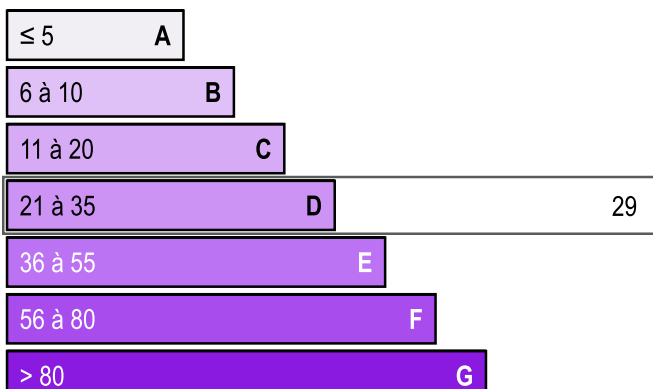
### Logement économe



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### Logement énergivore

### Faible émission de GES



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### Forte émission de GES

## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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