

Glorious fully renovated 4 bedroom home with potential to create a separate Gite or self-contained apartment.

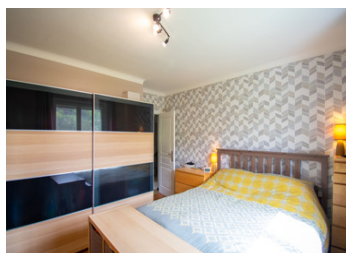


INFORMATION

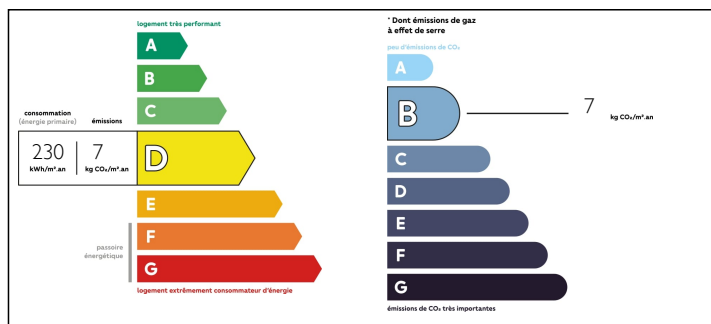
Town:	La Bastide-sur-l'Hers
Department:	Ariège
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1233 m2

IN BRIEF

Fully renovated upside-down villa-style property with fantastic mountain views. Nestled on the edge of the village with fields to side and rear, just a short walk to both the village amenities and the voie verte cycle trail.



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

This delightful home has been fully renovated to a very high standard, and the upside-down configuration allows for panoramic views from the lounge and main bedroom.

Furniture and kitchen appliances are included in the price, so it really is a turn-key home or holiday home.

On the first floor you will find the kitchen and utility room, lounge, two bedrooms and a well thought-out bathroom with shower. The kitchen has access to a terrace which leads around the side of the house to an outdoor balcony which affords the same beautiful views of the mountains and is a secluded and peaceful area to sit, dine and wine!

The ground floor comprises the main entrance and leads to two further bedrooms and a shower room. From here there is access to an attached garage space...this downstairs area could easily be converted to a Gite or other self-contained accommodation at very little cost.

Solar panels provide electricity to the home and EV charger, helping to keep annual electricity bills to 400 Euros.

This little gem is a lovely, detached and fully renovated home, with plenty of parking for three cars, a caravan and a mobile home, if that is what you need!

In the village just a few minutes walk you will find a grocery store, a bar, a lovely restaurant and lovely walks along the river whilst Lake Montbel is just a few minutes by car.

Measurements

Entrance = 10m²

Living space = 19.5m²

Kitchen = 13.6m²

Bedroom 1 = 13.4m²

LOCAL TAXES

Taxe foncière: 1018 EUR

NOTES