

House of 2004 200m<sup>2</sup>, 10 rooms, 7 bedrooms including a master suite, living room, kitchen, laundry room, 2 bathrooms, 2 shower rooms, basement garage 160m<sup>2</sup> with 3...



## INFORMATION

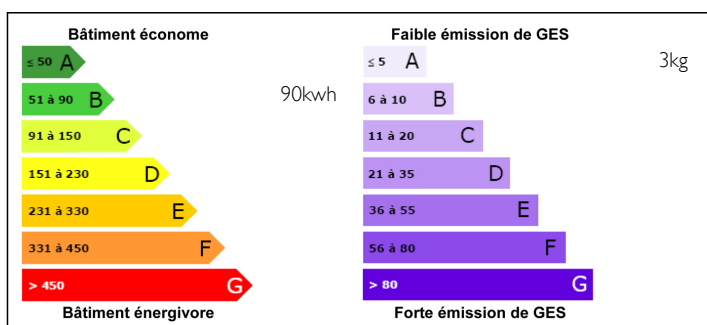
Town:	DURFORT
Department:	Ariege
Bed:	7
Bath:	4
Floor:	200 m <sup>2</sup>
Plot Size:	3410 m <sup>2</sup>



## IN BRIEF

Large house of 200m<sup>2</sup>, very bright, bay windows and covered terrace, 7 bedrooms including a master suite, large living room, fitted kitchen, pantry, laundry room, basement garage, 3 car boxes in a magnificent green setting, 360° view on the Pyrenees and surrounding hills, dominant position on a wooded plot of 3410m<sup>2</sup> with 8X4 pool and 17m<sup>2</sup> pool-house

## 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.



## LOCAL TAXES

**Taxe foncière: 1479 EUR**

**Taxe habitation: 1000 EUR**

## NOTES

## DESCRIPTION

This large house facing south with an unobstructed view not overlooked consists of:

Ground floor: equipped kitchen with storeroom/laundry room, large bright living room (fireplace) with light through and windows opening onto a terrace, master suite (bathroom and dressing room) 23m<sup>2</sup>, 2 bedrooms of 10.60m<sup>2</sup> each complete this beautiful living space.

First floor: 4 bedrooms and storage space with shower room and bathroom, shared dressing room.

Economical house, low temperature geothermal heating

2 large closed garages in the basement + box for 3 cars

Landscaped grounds of 3410m<sup>2</sup>, 8X4 pool, 17m<sup>2</sup> pool-house

Near Saverdun (15 minutes) with all amenities, school pick-up, close to the ski slopes, Spain... Multiple tourist sites, hiking, fishing... Sublime setting for nature lovers.

GROUND FLOOR

KITCHEN 16,70M<sup>2</sup>/ STOREROOM 3M<sup>2</sup>/LIVING ROOM 42M<sup>2</sup>/2 BEDROOMS OF 10,60 M<sup>2</sup>/ BATHROOM 4,40M<sup>2</sup>/ LAUNDRY ROOM 11M<sup>2</sup>/ PARENTAL BEDROOM 23M<sup>2</sup>/ 2 WC

FLOOR

BEDROOM 10,80M<sup>2</sup>/ROOM 11,30M<sup>2</sup> / BEDROOM 12,70M<sup>2</sup>/ BEDROOM 13,31M<sup>2</sup>/ SHOWER ROOM 2,40M<sup>2</sup>/ BATHROOM 5,20M<sup>2</sup>/ DRESSING 1,6M<sup>2</sup> / SEPARATE TOILET  
LAND 3410M<sup>2</sup>/ SWIMMING POOL 8X4/POOL-HOUSE 17M<sup>2</sup>