

House in very good condition with 115 m2 of living space on one level, floor area 165m2 with annexes. Equipped



INFORMATION

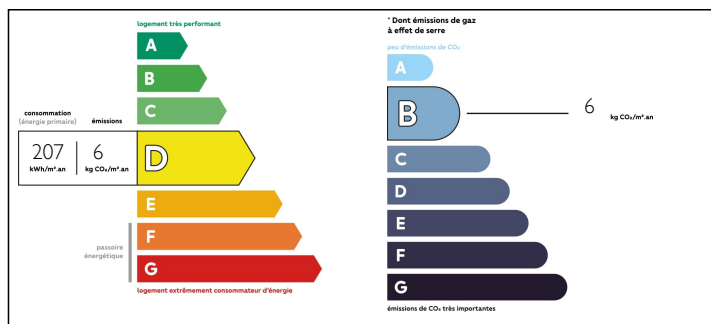
Town:	Daumazan-sur-Arize
Department:	Ariège
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	13267 m2



IN BRIEF

Renovated house in very good condition of 115 m2 on one level, in the heart of the countryside without vis-à-vis, view view. Modern equipped kitchen, lounge/dining room of 45m2 with fireplace, 3 bedrooms of 17m2 15 m2 and 12 m2, shower room, separate toilet. The first floor can be converted to a good height. Enclosed land with a fishpond 13500m 2, hangar of 132m2, garage of 50m2

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.



LOCAL TAXES

Taxe foncière: 1618 EUR

NOTES

DESCRIPTION

Property in a quiet and natural environment, without opposite is away from the village, house entirely renovated, double glazing, electric heating last generation. A cellar of 25 M2

with cold room, laundry room of 16m2.

Adjoining hangar of 132m2, ideal for a craft profession, it is possible to transform this space

It is possible to transform this space into a gite as well, Independent garage of 50m2.

The land is planted with trees and meadow and fenced in, there is a vegetable garden and a fishpond. The village has all amenities and is 5 minutes from the house.

720 inhabitants, but the population is constantly increasing. The habitat is

relatively grouped with the village. To note, the presence of a large holiday village

(148 bungalows) built around the castle of Cazalères. Tourist sites, caves of MAS

d'Azil, Lac du Carla bayle, Accroc branches

Over the years, Damazan sur Arize has become an important cultural centre in the

Festival "Terre de Couleurs", Arlésie, various exhibitions (painting,

(painting, photos, sculptures), concerts (classical, mixed music), theatre...

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