

UNDER OFFER - Stone cabin in the middle of the woods in a setting of one hectare of chestnut and beech trees

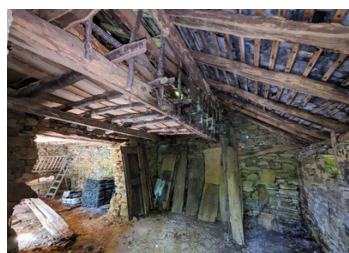
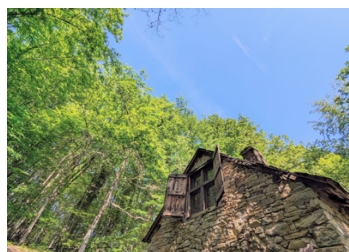


INFORMATION

Town:	Aleu
Department:	Ariège
Bed:	0
Bath:	0
Floor:	47 m2
Plot Size:	10144 m2

IN BRIEF

UNDER OFFER - Atypical location, barn in the woods in superb condition, stone walls and slate roof. The adjoining hectare of woodland consists mainly of chestnut, beech and elm trees. A great setting for those seeking seclusion and nature. Access by all-terrain vehicle. Don't hesitate to visit the Leggett Immobilier website www.leggett-immo.com for a more complete ad! Listing A21634NIL09

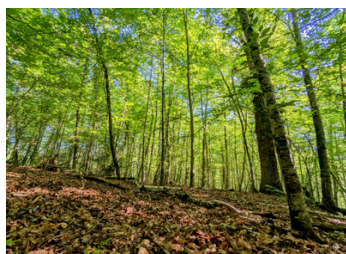
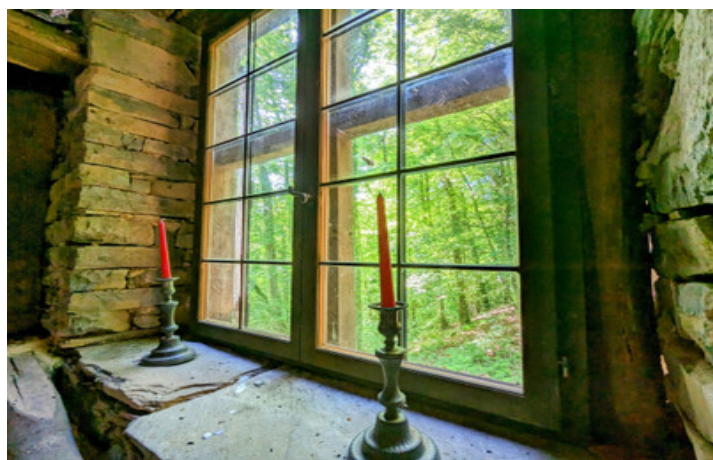


ENERGY - DPE



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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

An off-grid dream: a hut lost in the woods in beautiful condition, the stone walls have not moved and the slate roof has been remodelled.

It's an old cowshed with an earthen ground floor, some of which is made of stone. This ground floor comprises two rooms. The first, measuring 14.8 m², is topped by a 7.9 m² mezzanine that was probably used as a hayloft with an opening on either side. The second, measuring 16.6 m², contains the feed trough, a window, a beautiful door and a good stock of slate. From this second area, a trap door leads up to a 17.12 m² converted room with a floor in good condition, a roof window and a beautiful old window with doubled glass.

Access requires a short 10-minute walk from the road or an all-terrain vehicle. Part of the way is via a dirt track leading to a fork in the forest, where a small path leads gently down to the hut.

The forest is mainly made up of chestnut trees, the other notable broadleaved trees being beech and field elm.

This property is ideal for those who want to get away from it all in this unspoilt haven.

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

NOTES