

Magnificent, recently renovated property with main house, gite, outbuildings and infinity pool on 4 ha of land



## INFORMATION

Town:	Carla-Bayle
Department:	Ariège
Bed:	5
Bath:	3
Floor:	288 m2
Plot Size:	39714 m2



## IN BRIEF

Nestled in the heart of serene countryside with a backdrop of the French Pyrenees, this recently renovated south facing secluded 5 bedroom country house (390m2) and outbuildings (150m2) offers a perfect blend of rustic elegance and modern comfort.

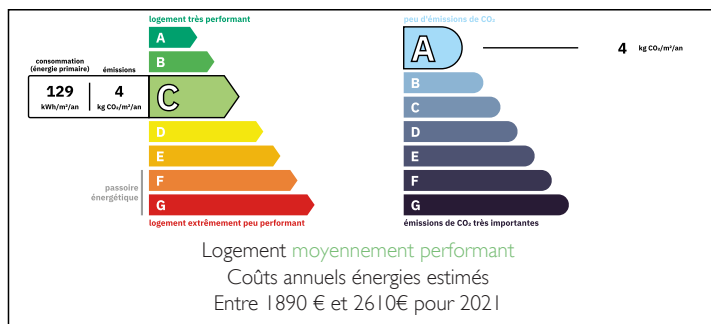
Situated on a sprawling 40000 m2 estate, the property features breathtaking views of rolling hills, lush meadows, and mature woodlands.

## SKI INFO

There are 5 ski resorts less than 1h30 from the house by car accommodating offering a choice for everyone and for different ability levels.

- \* Guzet Ski
- \* Station Goulier Neige
- \* Ax 3 Domaines

## 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

Set within nearly 4 hectares of tranquil countryside, this stunning, recently renovated south-facing home with a charming gîte offers a private oasis with breathtaking views.

The property features an infinity pool, a stylish pool house complete with a bar, a gym with a sauna, stables, a garage, an office, and multiple workshops.

Enjoy outdoor living on the spacious terraces, surrounded by rolling hills, lush meadows, and mature woodlands, and a backdrop of the majestic Pyrenees.

With 5 bedrooms and three bath/shower rooms, this secluded retreat combines luxury and comfort in an idyllic setting.

The property has 3 floors as follows:

### GROUND FLOOR

The main entrance opens into a bright and spacious living area featuring elegant wood parquet flooring. This area is thoughtfully divided into a dining space (12.9 m<sup>2</sup>) and a generous lounge (33 m<sup>2</sup>) with a cozy wood burner, creating a warm and inviting atmosphere perfect for family gatherings and entertaining guests.

From the living area, step into the expansive equipped American-style kitchen (29 m<sup>2</sup>), which boasts tiled flooring, sleek modern units, and a central island, perfect for informal dining. Large patio doors lead directly onto the sun-soaked south-facing terrace, enhancing the indoor-outdoor flow.

The ground floor also includes two beautifully appointed bedrooms, each with wooden parquet flooring, measuring 31 m<sup>2</sup> and 10 m<sup>2</sup>, respectively. These bedrooms are served by a spacious shower room, a bathroom (both approximately 8 m<sup>2</sup>), and a separate WC.

## LOCAL TAXES

Taxe foncière: **4280 EUR**

## NOTES