

Charming 3 bed house with large, established garden, pool and sunny terraces a few minutes from Le Mas d'Azil

EXCLUSIVE



INFORMATION

Town:	Gabre
Department:	Ariège
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	1400 m ²

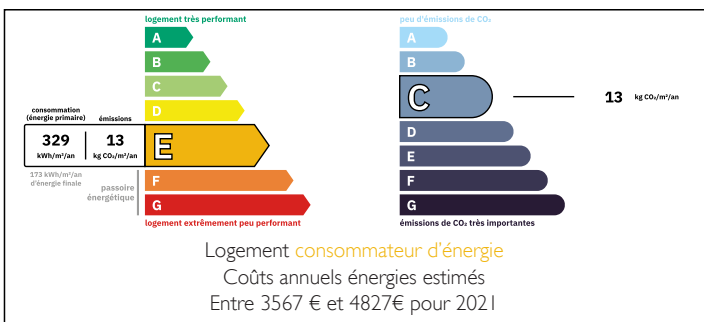
IN BRIEF

In an idyllic rural location, surrounded by fields, woods and hills, on the edge of the pretty village of Gabre you will find this charming 3 bedroom home.

The house is surrounded by a large garden with multiple terraces, ideal for enjoying the peace and quiet, relaxing with a drink or sharing a meal with family and friends. A pool is the perfect spot to cool off in the summer and there is private parking as well as a small barn for storage.

The house has a open living area with a fire, a compact but well thought out kitchen and three good sized bedrooms spread across the two upper floors. There are two bathrooms and a delightful wrap around balcony on the first floor. Discover this beautiful property for yourself, book a visit now.

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

On the edge of the little village of Gabre, overlooking the surrounding woods and hills you will find this delightful property. A driveway leads to the front of the property and entrances into the kitchen or living area, with a wraparound balcony on the first floor, a practical and charming feature.

On the ground floor a spacious living and dining area with an open fire is packed full of rustic charm. There is access onto the rear terrace and into the front garden, perfect for combining indoor and outdoor living. A small but well thought out kitchen, a recently installed shower room and a separate toilet complete the ground floor.

The first floor can be accessed from the living area onto a mezzanine or via the main staircase. There are two good sized bedrooms and an office space, all with access onto the balcony which offers a perfect position to appreciate the gardens and surrounding countryside.

On the second floor the largest bedroom has an additional living or office area and its own bathroom. These rooms are spacious and light with plenty of space to add storage or to adapt depending on your needs.

Outside this property really comes into its own. A small stone terrace to the front in the shade of a large tree is ideal for entertaining or a family meal. The main terrace is accessed from the living area and has beautifully incorporated two old trees into the roof..

NOTES