LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A32653NIL09 Price: 200 000 EUR

agency fees to be paid by the seller

Charming Country Home with Pool and Established Garden Near Le Mas d'Azil

EXCLUSIVE















INFORMATION

Town:	Gabre
Department:	Ariège
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	1400 m2

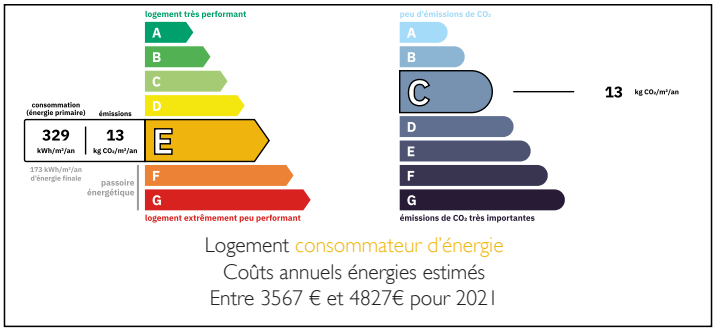
IN BRIEF

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



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3567 € et 4827€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**927 EUR**
Taxe habitation:	**711 EUR**

NOTES

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...

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