LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33859AK09 Price: 377 000 EUR

agency fees to be paid by the seller

Villa with 175 m2 living space and fitted kitchen Enclosed grounds of 2300 m2, 2 garages, swimming pool















INFORMATION

Town:	Castex
Department:	Ariège
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	2300 m2

IN BRIEF

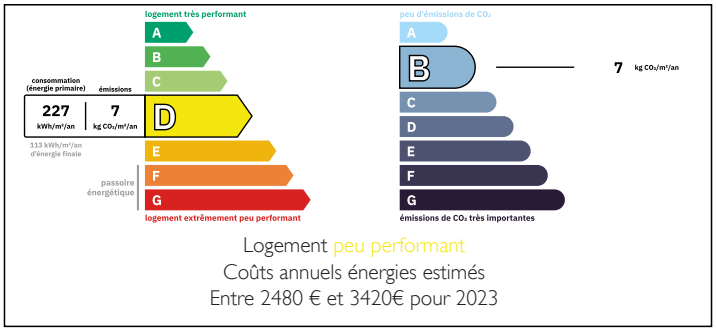
House with Breathtaking Views of the Pyrenees – Fully Renovated with High-Quality Features

Nestled in a privileged setting, this house was completely renovated 15 years ago and has been very rarely occupied since. It offers an exceptional living environment with panoramic views of the Pyrenees.

On the ground floor, you'll find a spacious fitted kitchen of 26 m², opening onto two terraces perfect for enjoying the stunning scenery. The bright 55 m² living room, with dining area and central fireplace, features large French doors leading out to the landscaped park and showcasing mountain views.

A beautiful 16 m² bedroom with a large picture window provides direct access to the swimming pool and uninterrupted views of the peaks. A shower room, separate toilet, and utility room

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2480 € et 3420€ pour 2023

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:	**1300 EUR**

NOTES

DESCRIPTION

The roof was redone during the renovation, and the property features double glazing, generous living spaces, and a peaceful setting — making this a rare find not to be missed.

The village of Castex, located in the Ariège department in the Occitanie region, is a charming little village, ideal for lovers of nature and tranquillity. Here is an overview of the services and activities available in and around the village:

Transport
Road access: Castex is accessible by car, located around 30 km from Pamiers and 60 km from Toulouse.

Public transport: Options are limited. Residents rely mainly on their own vehicles to get around.
Proximity to train stations: The nearest train station is Pamiers, which serves Toulouse and other major towns in the region.
Schools
Nursery and primary schools: Children from the village generally attend schools in neighbouring communes, such as Le Fossat or Saverdun.
School transport: School bus services are often organised for young residents.
Colleges and lycées : Secondary schools are located in Pamiers or Saverdun.
Shops
As a small village, Castex has few if any shops directly on site. Residents go to neighbouring towns such as Le Fossat or Saverdun to do their shopping.
Nearby, you'll find local markets where you can buy fresh regional produce.
Restaurants
There are no restaurants in the village itself, but there are options in the surrounding villages. Traditional inns and small restaurants offer local Ariège cuisine.
For a wider choice, head to Pamiers or Saverdun.
Out and about
Nature and the great outdoors: Castex is