LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38252NE09 Price: 700 000 EUR

agency fees to be paid by the seller

Contemporary Country Home with Gîte, Pool and Spectacular Pyrenees Views Near Pamiers















INFORMATION

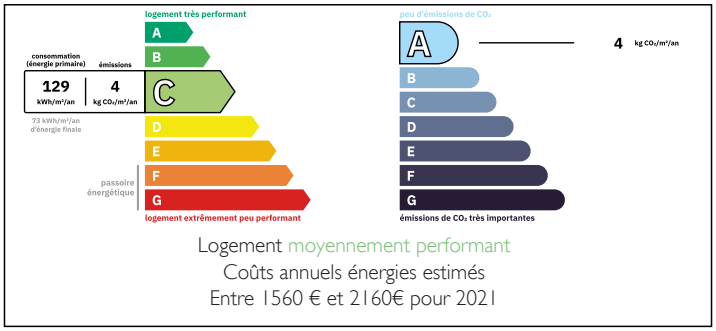
Town:	Pamiers
Department:	Ariège
Bed:	5
Bath:	3
Floor:	304 m2
Plot Size:	14000 m2

IN BRIEF

On the hillside, overlooking the Pyrenees and the valley below you will find this wonderful property. Set amongst 1.4ha of mature gardens, trees and fields it is the perfect spot to start your French dream. The property boasts a spacious main house with a light filled living area, multiple terraces, a large modern kitchen, 3 bedrooms and 2 bathrooms. Separate from the main house is the converted pool house which overlooks the swimming pool offers an open living and kitchen area, two bedrooms and a bathroom. This would be ideal to rent out or as space for guests to have their independence.

The gardens provide plenty of idyllic spots to soak in the view and enjoy the peace and quiet of this rural location. There is a large workshop below the pool area and plenty of space for...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1560 € et 2160€ 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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DESCRIPTION

Surrounded by gardens and trees and overlooking the valley of the Ariège and the Pyrenees beyond, this property is beautifully situated just outside Pamiers. Secure gates lead into a short drive and spacious parking area next to the main house. There is access through a main entrance door into a generous hallway, perfect for storing shoes and coats. A good-sized office is well placed to allow an area separate from the main living area to work from home. The main living area is bright and spacious, with double height ceilings and doors straight out onto the terrace, ideal for blending indoor and outdoor living at any time of year. Double doors lead through to a modern kitchen and living area with a large central island and plenty of work surface for any keen cooks. Another terrace to the side of the kitchen, with a wisteria, provides a shady spot to enjoy a meal or an evening drink. A utility room and additional downstairs toilet adjoin the kitchen. Behind the main living space is another room that has an independent entrance and is currently used as a games room but could serve as a garage or for storage.

There are two first floor areas at either end of the house, perfect to maintain privacy for guests or for older children. The master suite has beautiful views and a generous bathroom. The other two bedrooms, one with a mezzanine and bathroom, on the other side of...

NOTES