LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41809NNK09 Price: 190 000 EUR

agency fees to be paid by the seller

Large family home with 5 bedrooms, apartment, terrace, workshops and garage in Laroque-d'Olmes







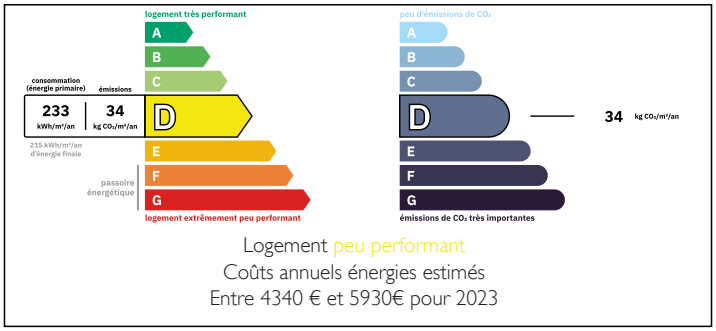








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4340 € et 5930€ pour 2023

INFORMATION

Town:	Laroque-d'Olmes
Department:	Ariège
Bed:	5
Bath:	3
Floor:	236 m2
Plot Size:	108 m2

IN BRIEF

In this historic village in Ariège, you will discover this charming property offering a large terrace, workshops, and a garden. It is a beautiful family home with commercial potential, or an ideal second residence to enjoy the proximity of the Pyrenees, with generous living space to welcome friends, guests, or family. The property is located 20 minutes from Mirepoix and its renowned market, 30 minutes from the legendary Montségur Castle, and 40 minutes from the Monts d'Olmes ski resort. Toulouse, with its international airport and cultural attractions, is approximately 1 hour and 20 minutes away.

Located in the heart of the Pays d'Olmes in Ariège, the village of Laroque-d'Olmes offers a peaceful lifestyle surrounded by mountains and unspoiled nature. The region invites you to retrace the epic Cathar history and it's medieval atmosphere while enjoying modern, everyday amenities. An...

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:	**1824 EUR**

NOTES

DESCRIPTION

On the ground floor, the house features a large living area, a separate kitchen, an office, bathroom and access to a spacious workshop with a mezzanine. The first floor landing leads to three bedrooms, a bathroom and a storage closet. The top floor houses a self-contained apartment with a kitchen, a living room opening onto the terrace, two bedrooms and a third bathroom. The south-facing terrace looks towards the Pyrenees mountains. A double garage, accessible from the rear of the house, completes the property, along with a large workshop space and an enclosed courtyard.

The property features double glazed windows, gas central heating (gaz de ville), and two wood-burning stoves. All shops, schools, and amenities are close by. The house is ready to move into, with no work required, making it your ideal new home.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr