LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42559BK09 Price: 295 000 EUR

agency fees to be paid by the seller

Beautiful Home with B&B Potential, Terraces and Garden – Foix Area















INFORMATION

Town:	Loubières
Department:	Ariège
Bed:	4
Bath:	4
Floor:	202 m2
Plot Size:	1748 m2

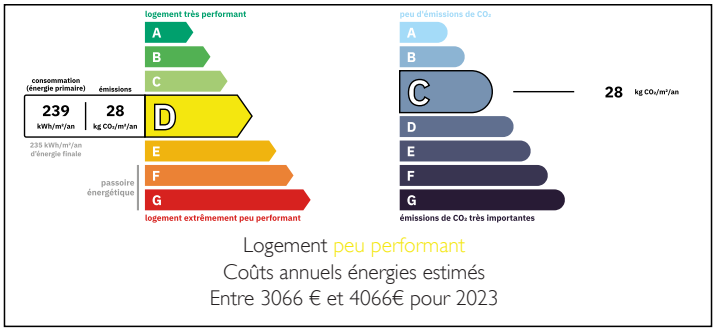
IN BRIEF

Located in a peaceful hamlet just 10 minutes from Foix and its amenities, this spacious, beautifully maintained home offers excellent versatility.

Previously operated as a B&B, the layout is ideal for a future guest accommodation or rental project, with three ensuite bedrooms and separate owners' accommodation comprising a self-contained apartment.

Several terraces enjoy lovely open countryside views, complemented by a pleasant garden and useful outbuildings. Solar hot water, town gas central heating and a renovated insulated roof add to the comfort. A move-in-ready property, equally suited to a tourism project or a permanent home.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3066 € et 4066€ 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.

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LOCAL TAXES

Taxe foncière: **1551 EUR**

NOTES

DESCRIPTION

Set in a peaceful hamlet in the Ariège, just 10 minutes from Foix, this spacious and beautifully maintained home offers the perfect combination of comfort, charm, and versatility. Foix, famous for its medieval château and local amenities, is easily accessible, as is the motorway and Toulouse (1 hour). The Pyrenees ski resorts are also around 1 hour away, providing the ideal balance between tranquil rural living and mountain leisure.

The property is divided into two distinct sections. The main part of the house currently operates as a B&B, comprising three ensuite bedrooms, providing immediate rental income or the opportunity to continue a tourism project.

The owners' accommodation, set on a separate level, comprises a self-contained apartment, providing an ideal separation between private living and business. This apartment includes:

An open-plan kitchen-living area of 21.6 m² with a wood-burning stove and direct access to a terrace overlooking the garden and surrounding landscape.

A bedroom of 8.7 m² and a 3 m² bathroom, with separate WC and hallway with cupboard.

A spacious 17.5 m² study with built-in cupboard and access to a large 42.6 m² covered terrace, perfect for work, relaxation, or entertaining guests.

The main house features:

Three comfortable bedrooms of 10.5 m², 13.3 m², and 14 m², each with ensuite shower room and WC.

An open-plan kitchen of 10.5 m².

A bright 35 m² dining room.

A convivial 17.5 m² living room with built-in fireplace