LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44737NIL09 Price: 398 000 EUR

agency fees to be paid by the seller

Large farmhouse property including a main house, 3 gîtes and a large activity space















INFORMATION

Town:	Fougax-et-Barrineuf
Department:	Ariège
Bed:	8
Bath:	3
Floor:	444 m2
Plot Size:	7749 m2

IN BRIEF

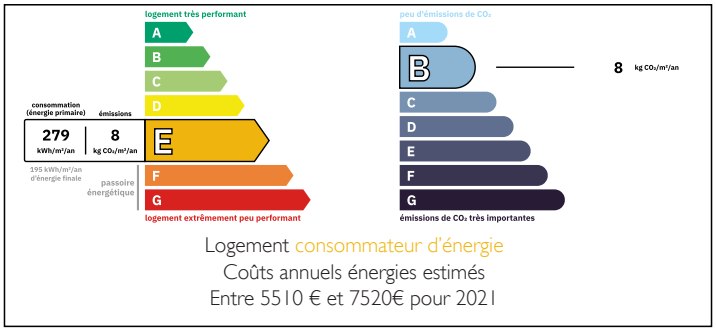
Set in a pleasant natural environment, this property enjoys a riverside position on the edge of woodland, with open views of the surrounding mountains. Despite its setting, it remains within easy reach of local amenities.

The property includes a 147 m² main house with three bedrooms, a 66 m² workshop, two gîtes of around 30 m² each with terrace, and a larger 86 m² gîte by the river with three bedrooms. A spacious activity room offers potential for group use, retreats or small events.

An 80 m² wooden barn and a flat, landscaped garden complete the property.

A versatile property, well suited to a lifestyle or hospitality project. Viewing recommended.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5510 € et 7520€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44737NIL09 Price: 398 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

This property is set in a particularly attractive environment: by a river, on the edge of woodland, on a large flat plot with open views of the surrounding mountains. Despite this natural setting, it is not isolated and remains within easy reach of local amenities.

With its three gîtes, the property is well suited to hosting groups or families. The large activity room is a real asset in this respect. Thoughtfully designed, it lends itself to a variety of uses such as family gatherings, yoga retreats or small events.

This former sawmill, converted into a home in the 1970s and subsequently improved, comprises:

A main house of 147 m² including a 50 m² living room, a dining room of □□□□ 30 m², a 12 m² kitchen with a 5 m² utility room, a ground-floor bedroom with en-suite shower room (18 m²), a second ground-floor bedroom (11 m²), an additional shower room (8.5 m²), and a mezzanine (18 m²) leading to a third bedroom of 30 m².
A large 66 m² workshop located between the house and the first gîte.
A first gîte with a 10 m² ground-floor bedroom, a 13 m² living room, a 4.5 m² kitchen, a 4.5 m² shower room and a 16 m² mezzanine.
A second gîte including a 19 m² kitchen/living area, a 5 m² shower room, a 9 m² sitting room, a 10 m² ground-floor bedroom and a 16 m² mezzanine.
A third, larger gîte close to the river, offering three bedrooms (13, 11 and 9...