LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44758NIL09 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

Renovated mountain hamlet house







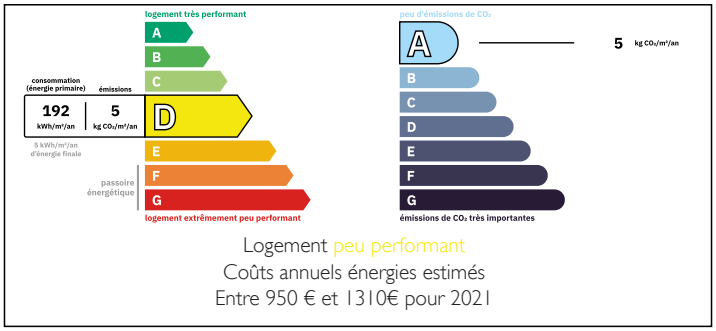








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 950 € et 1310€ pour 2021

INFORMATION

Town:	Serres-sur-Arget
Department:	Ariège
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	2395 m2

IN BRIEF

Here is a house that has been very well renovated, set in a very pleasant environment within a preserved mountain hamlet close to nature.

The work carried out focuses on what matters most to buyers today: the roof, insulation, drainage system, and the installation of an efficient heating system. The house has great exterior charm with its stone walls and attractive traditional rendering. The layout has also been redesigned, making the property very practical for everyday living. One thing is certain: no further work will be required.

The house includes a kitchen, a living room, a shower room, two bedrooms, and an alcove providing additional sleeping space. The outbuilding opposite the house deserves to be converted to create additional living accommodation.

The location is excellent. The village has a school,

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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NOTES

DESCRIPTION

Here is a house that has been very well renovated, set in a beautiful environment within a preserved mountain hamlet close to nature.

The work carried out focuses on what matters most to buyers today: the roof, insulation, drainage system, and the installation of an efficient heating system. The house has great exterior charm with its stone walls and attractive traditional rendering. The layout has also been redesigned, making the property very practical for everyday living. One thing is certain: no further work will be required.

The house is arranged as follows: on the ground floor, you enter into a 23.85 m² kitchen leading to a 14.50 m² utility/laundry room and a split-level cellar of 20 m² with low ceiling height. On the first floor is a lovely sitting room of almost 26 m²; this level also includes the bathroom, a separate toilet, and a 14.3 m² bedroom. Finally, on the second floor, there is a large 24 m² bedroom along with an alcove providing additional sleeping space.

The outbuilding of around 30 m² opposite the house deserves to be converted to create additional living accommodation.

It is also worth noting that the property benefits from parking space for two vehicles, which is relatively rare in the hamlet.

The location is excellent. Without being too far from Foix, the property enjoys a preserved setting surrounded by woodland. The village has a school, making it suitable for young families. Those looking for a second home will appreciate the peace and...