

Superb price for this beautiful 4 bed Pyrenean village home with pool, barn, gardens in 31210 Ardiège

EXCLUSIVE



INFORMATION

Town:	Ardèche
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	2140 m2

IN BRIEF

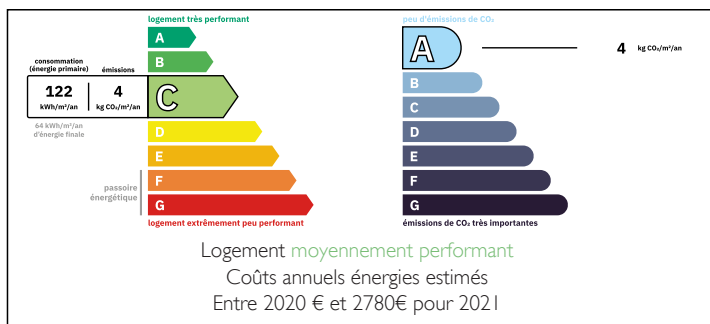
Hidden behind large wooden gates in the heart of the charming Pyrenean village of Ardiège, this elegant character home dating from around 1875 offers far more than first impressions suggest. Beautifully presented and full of warmth, the property combines authentic charm with modern comfort, including a stylish fitted kitchen, double glazing and an economical heat pump system.

The house opens onto private enclosed gardens, a heated swimming pool, parking, a barn and hayloft bursting with possibilities, and large flat sunny parcel of land (optional)

Peaceful yet central, this is a home designed for enjoying life — long summer lunches by the pool, cosy winters by the fire and unforgettable gatherings with family and friends. Surrounded by walking routes, lakes, ski resorts and easy access to Spain, Toulouse and the Pyrenees, it would suit equally



ENERGY - DPE



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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.



DESCRIPTION

Set behind large wooden gates in the heart of the Pyrenean village of Ardiège, this beautiful hidden gem immediately surprises and delights.

From the village lane, very little prepares you for what lies beyond: a substantial character home dating from around 1875, complete with swimming pool, attached barn, hayloft, enclosed gardens including a flat parcel of land (constructible subject to planning permission).

Private, peaceful with character, a home original character and genuine potential with modern improvements including double glazing throughout and an economical Hitachi air/water heat pump heating system.

The property combines the warmth and charm of a traditional Pyrenean home with exciting possibilities for future projects, a perfect family residence with income potential or simply a wonderful retreat to share with friends and family.

A large porte cochère opens onto a private driveway with parking for three to four vehicles. The house itself immediately catches the eye with its attractive façade and exposed timber framing, hinting at the character waiting inside.

LOCAL TAXES

Taxe foncière: 789 EUR

NOTES

GROUND FLOOR

ENTRANCE

The spacious entrance, with tiled flooring features an original wooden staircase with its lovely balustrade leading to the upper floors.

A second entrance to the property leads into the kitchen with a separate WC.

KITCHEN

At the heart of the home is the newly fitted kitchen — a room designed for gathering, conversation and long relaxed meals. Stylish yet practical, it offers