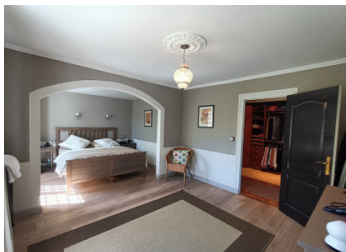
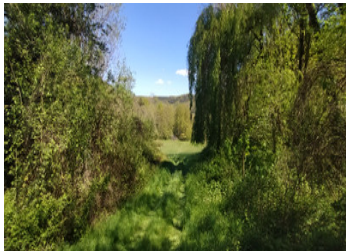


Charming renovated farmhouse on 16 hectares with outbuildings, beautiful surroundings and great potential

EXCLUSIVE



## INFORMATION

Town:	L'Herm
Department:	Ariège
Bed:	5
Bath:	2
Floor:	206 m2
Plot Size:	168535 m2

## IN BRIEF

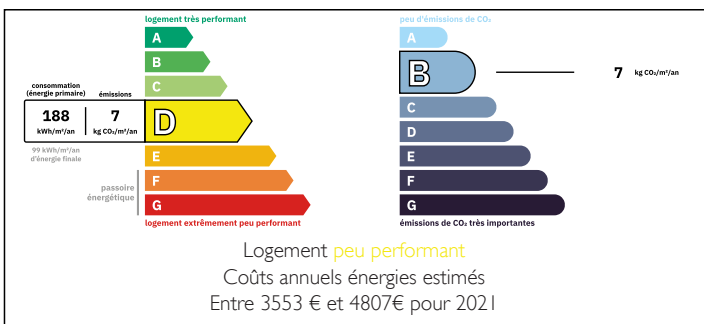
This character farmhouse combines many sought-after qualities: a tastefully renovated home, a peaceful setting with no overlooking neighbours, more than 16 hectares of adjoining land, impressive outbuildings and excellent development potential.

The main house offers around 199 m<sup>2</sup> of living space with five bedrooms including one on the ground floor, two lounges, a kitchen and two bathrooms. The property is attractive inside and out and has a warm family atmosphere.

Surrounded by meadows and woodland, the setting is peaceful and ideal for horses or a nature-based lifestyle.

The second building includes a large garage, workshop, utility room, former cheese dairy and several large areas still to convert. The buildings have already been cleared out, making it easy to

## ENERGY - DPE



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.



## DESCRIPTION

Some properties immediately stand out by offering a rare balance between character, comfort and space. This is undoubtedly one of them.

This former farmhouse is arranged around two separate buildings. The first contains the fully renovated main house, while the second offers extensive outbuildings already well prepared for future projects and development.

The main house has been renovated with great care and coherence. The result is both elegant and welcoming, successfully preserving the character of the original property while providing the level of comfort expected today. The property also benefits from its own well, a valuable feature for maintaining the grounds or supporting a more independent lifestyle.

The house offers approximately 199 m<sup>2</sup> of living space over two floors.

On the ground floor, the entrance hall of 8.8 m<sup>2</sup> leads to a ground-floor bedroom of nearly 15 m<sup>2</sup> — a highly desirable feature today — a 13.1 m<sup>2</sup> kitchen, a corridor of 7.2 m<sup>2</sup> and a superb living room of almost 44 m<sup>2</sup> with generous proportions and a particularly welcoming atmosphere. A utility/laundry/storage/WC room of 6.6 m<sup>2</sup> completes this level.

Upstairs, there is a small lounge of 9.9 m<sup>2</sup>, four generously sized bedrooms (23.6 m<sup>2</sup>, 13.1 m<sup>2</sup>, 18 m<sup>2</sup> and 12.9 m<sup>2</sup>), two bathrooms of 4.5 m<sup>2</sup> and 6.6 m<sup>2</sup>, a dressing room of 6.6 m<sup>2</sup> and a landing area of over 9 m<sup>2</sup>. The layout and number of bedrooms make the property particularly well suited to family life or guest accommodation.

Outside, the setting is one of the property's...

## NOTES