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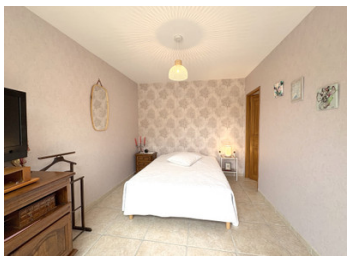
Ref: A47259NNK09 Price: 274 000 EUR

agency fees to be paid by the seller

Family home featuring 3 bedrooms, large living room, open kitchen, garage, veranda, terrace, garden















INFORMATION

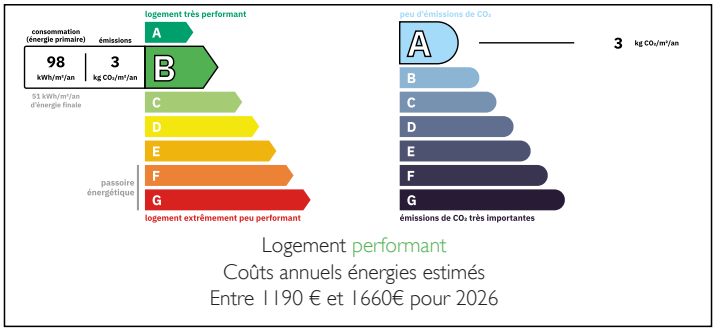
Town:	Régat
Department:	Ariège
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	2264 m2

IN BRIEF

Discover this 127 m² villa, located in the village of Régat in the Ariège, offering beautiful panoramic views over the surrounding countryside. Surrounded by nature and enjoying a peaceful and tranquil setting, the property will appeal to lovers of nature and outdoor activities, including sailing enthusiasts thanks to the proximity of Lake Montbel.

Built in 2009, this single-storey property sits on a fully enclosed plot of over 2,200 m² and offers a modern open-plan kitchen with central island, a large living area, a glazed veranda, a large south-facing terrace, a garden and a garage with workshop.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1190 € et 1660€ pour 2026

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:	**1456 EUR**

NOTES

DESCRIPTION

The House

The property is centred around a large, bright room of more than 50 m² comprising the living room, dining area and open-plan kitchen. Several patio doors open directly onto the terrace, allowing you to enjoy the views and plenty of natural light.

On either side of the living area are two separate wings, together comprising three bedrooms, two bathrooms with walk-in showers and double sinks, a laundry room and a walk-in closet with fitted shelving. There is also a separate WC at the entrance to the house.

The kitchen gives access to a veranda and a second, north-facing terrace, providing a cooler and pleasant outdoor space during the summer months.

The large south-facing terrace runs along the living area and also provides direct access to the two main bedrooms.

All the living accommodation is located on the ground floor, offering easy and practical everyday living.

Garage and Basement

The basement and garage are accessed from the kitchen. In addition to the garage with workshop, the basement provides several technical and storage rooms.

The property also features an electric gate providing access to the parking area and garage.

Outside Space and Features

The fully enclosed plot of over 2,200 m² provides plenty of space to enjoy the peace and natural surroundings.