LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47324NNK09 Price: 284 000 EUR

agency fees to be paid by the seller

**Renovated family home in Lavelanet, featuring 5 bedrooms, garage, parking, terrace, garden and solar panels**

EXCLUSIVE















## INFORMATION

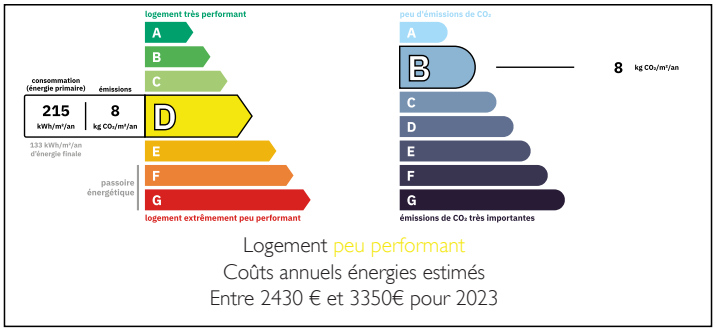
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|---|---|
| Town: | Lavelanet |
| Department: | Ariège |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 165 m2 |
| Plot Size: | 1170 m2 |

## IN BRIEF

A spacious, bright and beautifully modernised property, offering a wealth of indoor and outdoor living space, a lovely garden, stunning views towards the Pyrenees and the added potential to create a swimming pool.

The detached house has been fully renovated and includes a fully equipped kitchen, a large living room and 5 bedrooms, as well as generous additional space on the ground floor. Set in a peaceful and pleasant neighbourhood, yet just a few minutes from the centre of Lavelanet and all local amenities.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2430 € et 3350€ pour 2023

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:** **2691 EUR**

## NOTES

## DESCRIPTION

On the ground floor, the garage provides space for two vehicles and also includes a workshop, utility/technical area, washing facilities, and an extra shower and WC.

Also on this level is a charming "smoking" room, warm and inviting, with a fireplace and an opening onto the orangery. This part of the house also includes a study or potential studio, together with the bright orangery overlooking the garden, providing a particularly pleasant additional living space.

Upstairs are the main living areas. The modern, fully fitted kitchen opens onto the terrace and enjoys lovely, far-reaching views towards the Pyrenees. The bright living room features a wood-burning stove and large patio doors for access to the terrace on two sides.

A spacious hallway leads to five bedrooms, one of which is currently used as a study and another as a second, air-conditioned sitting room. The bathroom and separate WC complete this floor.

All the bedrooms have wooden floors, while the other rooms have tiled flooring.

The kitchen and living room open onto a large east- and south-facing terrace, offering lovely open views across the garden and, in particular, towards the Pyrenean mountains. On a clear day, you can see the Château de Montségur, as well as the peaks of Soularac, Saint-Barthélemy and Fourcat.

The property also benefits from a large, established and fully enclosed garden, with a gated entrance and several private parking spaces. The 1,170 m² garden includes an old chicken coop, several fruit trees, rose bushes, a blue spruce, a magnolia...