LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47432NE09 Price: 319 000 EUR

agency fees to be paid by the seller

Enjoy Pyrenean Views and 9ha of land with this 4 bed house and pool in the hills of the Ariège















INFORMATION

Town:	**Madière**
Department:	**Ariège**
Bed:	**4**
Bath:	**2**
Floor:	**152 m2**
Plot Size:	**90000 m2**

IN BRIEF

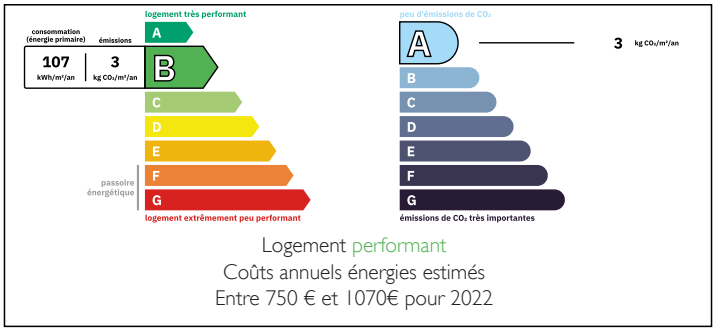
A Hidden Gem in Madière – 152 m² Family Home with Covered Swimming Pool, Large Barn, 9 Hectares of Land and Exceptional Views of the Pyrenees

Set in a peaceful location while remaining close to local shops and services, this family home offers an exceptional lifestyle for nature and animal lovers.

Set on 9 hectares of land, the property offers numerous possibilities for creating a countryside lifestyle, including keeping horses, donkeys, dogs or other animals, subject to the suitability of the land and applicable regulations.

A rare property offering space, tranquillity and genuine potential for a wonderful country lifestyle.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 750 € et 1070€ pour 2022

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

A Hidden Gem in Madière – 6-Room House with Swimming Pool, Barn and Exceptional Views of the Pyrenees. An Ideal Setting for Nature and Animal Lovers

Situated in Madière, in a peaceful and beautifully green residential setting, this charming 6-room house enjoys an ideal location: quiet and tranquil, yet close to shops, schools, the town hall and essential local services.

Its greatest asset? Magnificent views of the Pyrenees, which can be enjoyed from the property, in a particularly pleasant and sunny setting.

The house offers approximately 152 m² of living space arranged over three levels.

On the ground floor, you will find a bright and welcoming living area comprising a convivial sitting room, an open-plan kitchen with a fireplace, a utility room and a WC. A warm and inviting space, ideal for enjoying time with family and friends. The first floor comprises two bedrooms, a large dressing room and a beautiful bathroom with a bathtub, walk-in shower and WC.

On the second floor, there are two further bedrooms, one of which benefits from its own private bathroom with a walk-in shower and WC, providing a comfortable and more independent living space.

Outside, the property has even more to offer, with 9 hectares of land and a covered swimming pool. This is particularly appealing to animal lovers and anyone dreaming of a genuine countryside lifestyle. Horses, donkeys, dogs, small-scale animal keeping or other animals could all be considered, with the extensive grounds offering scope for a variety of projects and layouts,...