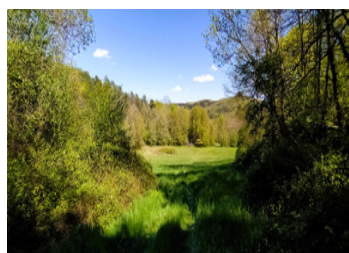


Charming renovated farmhouse on 16 hectares with outbuildings, beautiful surroundings and great potential



INFORMATION

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

IN BRIEF

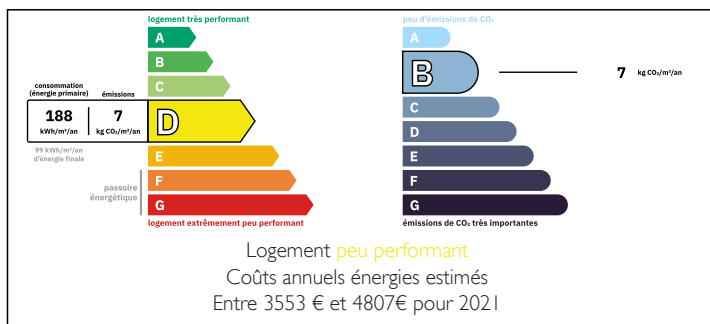
This character farmhouse combines many sought-after qualities: a tastefully renovated home, a peaceful setting with no overlooking neighbours, more than 16 hectares of adjoining land, impressive outbuildings and excellent development potential.

The main house offers around 199 m² 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.

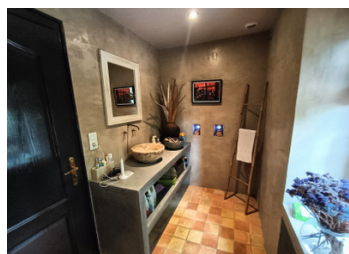
The second building includes a large garage, workshop, utility room, former cheese dairy and several large areas still to convert. The buildings have already been cleared out, making it easy to

ENERGY - DPE



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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

Some properties immediately give off something particular. This place is one of those that leave you with the feeling of having found a rare balance between authenticity, comfort and space.

This former farmhouse is organised around two distinct buildings. The first houses the main residence, fully and carefully renovated. The second offers an interesting set of outbuildings, already largely prepared to accommodate future projects.

The main house today shows a finished, coherent renovation. The whole is harmonious, warm and very pleasant to live in. The materials, the proportions and the choices made preserve the soul of the original build while bringing the comfort expected today. The property also has its own well, an element always appreciated for maintaining the grounds or for more self-sufficient projects.

It offers around 199 sqm of living space spread over two floors.

On the ground floor, the 8.8 sqm entrance leads to a ground-floor bedroom of nearly 15 sqm — a real asset today, as these layouts are so sought after — a 13.1 sqm kitchen, a 7.2 sqm hallway, and a spacious living room of almost 44 sqm offering very generous proportions and a convivial atmosphere. A utility/storage/WC area completes this floor with an additional 6.6 sqm.

Upstairs there is a small sitting room of 9.9 sqm, four generously sized bedrooms (23.6 sqm, 13.1 sqm, 18 sqm and 12.9 sqm), two bathrooms of 4.5 sqm and 6.6 sqm, a 6.6 sqm dressing room, and a landing of over 9 sqm. The number of...

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