LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48198NE09 Price: 378 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (360 000 EUR without fees)

Spacious modern 4 bedroom villa with pool, garage and mature gardens near Mirepoix















INFORMATION

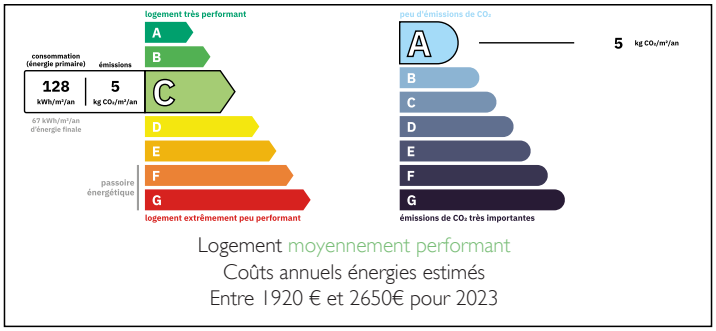
Town:	Saint-Amadou
Department:	Ariège
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	1484 m2

IN BRIEF

Discover this spacious, modern property on the edge of the pretty village of Saint Amadou. Sitting on a plot of over 1400m2 there is a beautifully landscaped, fully fenced garden, a sunny pool and terrace plus a summer kitchen, ideal for warm evenings and sunny afternoons. The property boasts a generous living and dining area, with access to the terrace. There is a modern, practical kitchen; a large office that could serve as an additional bedroom; three bedrooms each with their own bathroom. The property is principally on one level with a single bedroom on the first floor, with a balcony overlooking the surrounding countryside.

The pretty village of St Amadou is perfectly located 15 minutes' drive from Mirepoix, Pamiers and Belpech. The surrounding countryside is perfect for walks and bike rides, the Pyrenees and Toulouse can be...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1920 € et 2650€ 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: **2024 EUR**

NOTES

DESCRIPTION

On a peaceful side street in the delightful village of Saint Amadou, you will find this beautiful modern home. The garden is completely walled and fenced with electronic gates providing security and easy access to a spacious driveway. There is a large garage beneath the property, and the beautifully curated gardens surround the house with plenty of spots to sit and relax.

A spacious entrance welcomes you into the house. To the right is a generous dining and living area with doors out to the covered terrace and pool area. The kitchen is a good size and is also easily accessible from the terrace and dining room, ideal for entertaining. A utility room and terrace provide extra space. There is an office which could be used as a bedroom and a separate toilet. On the other side of the property are two bedrooms, one with access to a front terrace and each with its own bathroom. A third bedroom is on the first floor with a shower room and a delightful balcony overlooking the countryside.

The gardens of this property make the most of the 1484m2 plot. There is a summer kitchen just below the 8x4m pool. The views out over the countryside provide the perfect backdrop for a relaxing afternoon in the sun. The covered terrace is ideal for outside dining, and the garden to the front has numerous spots to sit and enjoy the tranquility of the village. A stunning Japanese...