LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48342NIL09 Price: 258 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (243 500 EUR without fees)

A former stone sheepfold with views of the Pyrenees















INFORMATION

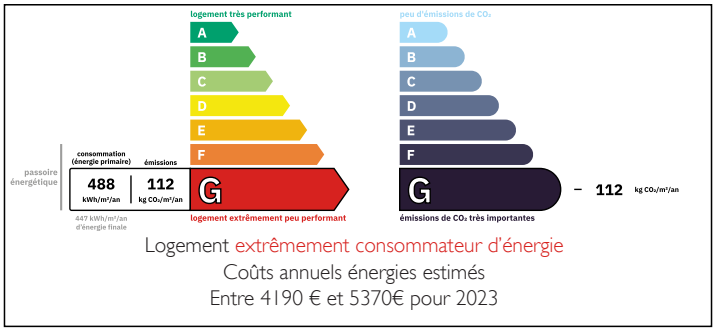
Town:	Auzat
Department:	Ariège
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	67 m2

IN BRIEF

For those looking for a beautiful mountain holiday home.

At approximately 1,050 metres above sea level, this renovated 19th-century stone shepherd's cottage offers a wonderful setting for a second home in the heart of the Pyrenees. With 67 m² of living space, it features an attractive 37 m² living area with an open fireplace, large windows overlooking the mountains and two bedrooms. An adjoining 22.40 m² outbuilding offers further potential. The terrace overlooking the valley and the GR10 hiking trail passing directly in front of the property make this an ideal base for enjoying walks and outdoor activities in the surrounding mountains.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4190 € et 5370€ 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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NOTES

DESCRIPTION

This traditional stone shepherd's cottage has been renovated in keeping with the character of the original building, making it an ideal mountain retreat or holiday home.

On the ground floor, the 37 m² living area combines the kitchen, lounge and dining area around a large open fireplace. Wide windows frame the surrounding mountains, allowing you to enjoy the views from indoors. A separate utility room, which also serves as a pantry, with a WC, completes this floor.

On the first floor, the first bedroom measures 11.60 m² and benefits from a large fitted cupboard beneath the staircase. The shower room, which also includes a WC, is located on this level. A second bedroom of 13.10 m² occupies the top floor and enjoys open views of the surrounding mountains.

The house offers 67 m² of living space. An adjoining outbuilding of 22.40 m², currently requiring renovation, provides additional potential for future development, including the possibility of creating extra sleeping accommodation.

Outside, the terrace with its barbecue is an inviting place to enjoy the valley views and make the most of sunny days in the mountains.

Situated at approximately 1,050 metres above sea level, the property enjoys an excellent setting for lovers of the great outdoors. The GR10 long-distance hiking trail passes directly in front of the house, providing access to some of the Pyrenees' best-known walking routes. The Auzat plateau and the surrounding mountains offer plenty of opportunities for hiking, exploring and discovering the landscape throughout the seasons.

Convenient parking is...