LEGGETT
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Ref: A48647NNK09 Price: 76 000 EUR

agency fees to be paid by the seller

## Village 3 bedroom home with balcony in the heart of Léran, near the Lac de Montbel

EXCLUSIVE







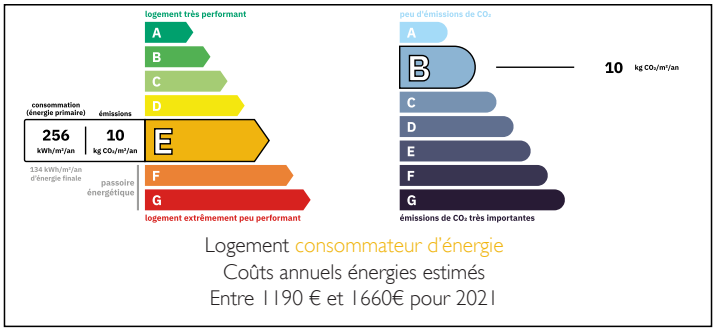








## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1190 € et 1660€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Léran |
| Department: | Ariège |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 70 m2 |
| Plot Size: | 0 m2 |

## IN BRIEF

Situated in the charming village of Léran, in the Ariège department of southwest France, and just a short distance from the beautiful Lac de Montbel, this appealing village house offers a peaceful and authentic lifestyle in an area renowned for its stunning countryside, rich heritage and outdoor activities.

The property offers approximately 70 m² of living space, with two separate entrances, one at the front and one at the rear, and is arranged over three floors.

Ground floor: A welcoming living area comprising a lounge and fitted kitchen, together with a storage space beneath the staircase.

First floor: The first bedroom plus a study with direct access to an east-facing balcony, perfect for enjoying the morning sunshine, and a bathroom.

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:** **485 EUR**

## NOTES

## DESCRIPTION

A charming village in an appealing touristic setting

Léran is a delightful traditional Ariège village, ideally situated close to the Lac de Montbel and just a few kilometres from the historic medieval town of Mirepoix.

The village has a lovely traditional covered market hall, which hosts a local market from Tuesday to Sunday, as well as seasonal events and lively summer food markets. The village also benefits from the presence of a gastronomical restaurant.

Local heritage is further enhanced by the Château de Léran, an historic château which contributes to the character and charm of the village.

One of the area's greatest attractions is the Lac de Montbel, a beautiful lake surrounded by rolling countryside and unspoilt natural landscapes. It offers a wide range of leisure activities, including swimming, sailing, kayaking, pedal boating, fishing, walking and cycling, as well as birdwatching. It is a particularly popular destination for nature lovers and tourists during the summer months.

Just a short drive away, the historic town of Mirepoix is famous for its magnificent medieval square, half-timbered houses, lively Monday morning market, cafés, restaurants and year-round cultural events. It also offers a good selection of shops, services and amenities.

A Property with Plenty of Potential

Whether you are looking for a permanent home, a holiday retreat in the south of France or a property with potential for seasonal rental income, this house offers an interesting opportunity in a sought-after area.

With the lake just minutes away, the charm of Mirepoix nearby and the beautiful countryside...