LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48780SPP11 Price: 262 000 EUR

agency fees to be paid by the seller

Spacious family home with large garden, parking and terrace in Belpech with shops on the doorstep















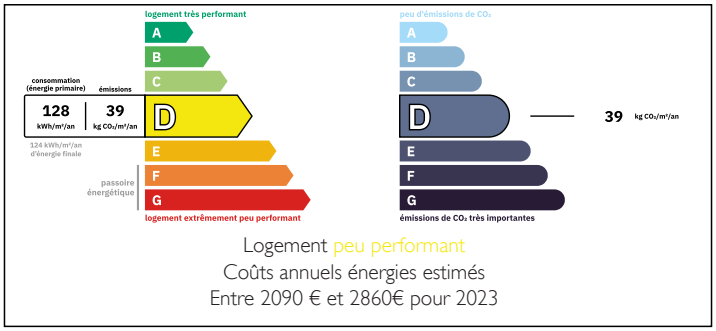
INFORMATION

Town:	Belpech
Department:	Aude
Bed:	3
Bath:	2
Floor:	197 m2
Plot Size:	943 m2

IN BRIEF

Charming and spacious 197m² family home in the welcoming village of Belpech, offering 3 bedrooms, a generous 70m² living area, exposed stonework and wooden beams. Features include a practical internal lift, an impressive 42m² rooftop terrace with countryside and distant Pyrenees views, and a beautiful 943m² tree-lined garden. Close to village amenities and conveniently located 20 minutes from Pamiers, 25 minutes from Mirepoix and 35 minutes from Toulouse.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2090 € et 2860€ 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

CHARMING FAMILY HOME IN BELPECH – 197 m² OF LIVING SPACE, 3 BEDROOMS AND A 42 m² ROOFTOP TERRACE

Looking for space, character and the relaxed lifestyle of a traditional French village? This lovely family home could be just what you are looking for.

Situated in the welcoming village of Belpech, this spacious and characterful property offers approximately 197 m² of living space, set within an attractive, tree-lined plot of 943 m². Combining generous proportions, traditional features and an unusual layout, it offers plenty of potential for comfortable family living.

Upon entering the property, you are immediately welcomed by the charm of its exposed stonework, beautiful wooden beams and generous living spaces. The heart of the home is a superb 70 m² living area, offering plenty of room for both relaxing and entertaining. This bright and welcoming space provides an ideal setting for family gatherings and spending time with friends.

The kitchen is both practical and distinctive, with the added benefit of a practical internal lift providing convenient access to the sleeping accommodation. It also benefits from direct access to the impressive 42 m² rooftop terrace. This lovely outdoor space is perfect for enjoying the sunshine, dining outdoors or simply relaxing while taking in the surrounding countryside, with views towards the Pyrenees in the distance.

The sleeping accommodation comprises three comfortable bedrooms, including a spacious master suite with its own dressing room and private shower room. The remaining bedrooms provide additional accommodation for family members or guests.

Outside, the property sits...