

CONTEMPORARY COUNTRY HOME WITH GÎTE, POOL AND SPECTACULAR PYRENEES VIEWS NEAR PAMIERS

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PROPERTY FACT FILE

REFERENCE	A38252NE09
PRICE	€ 700,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	304 m²
LAND	14000 m²
TOWN	Pamiers
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- Move in ready, two beautifully renovated houses
- Incredible views over Pamiers and to the mountains
- Rental possibility with separate house
- Pool and mature gardens plus land
- Less than 10 mins drive to Pamiers

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On the hillside, overlooking the Pyrenees and the valley below you will find this wonderful property. Set amongst 1.4ha of mature gardens, trees and fields it is the perfect spot to start your French dream. The property boasts a spacious main house with a light filled living area, multiple terraces, a large modern kitchen, 3 bedrooms and 2



DESCRIPTION

Surrounded by gardens and trees and overlooking the valley of the Ariège and the Pyrenees beyond, this property is beautifully situated just outside Pamiers. Secure gates lead into a short drive and spacious parking area next to the main house. There is access through a main entrance door into a generous hallway, perfect for storing shoes and coats. A good-sized office is well placed to allow an area separate from the main living area to work from home. The main living area is bright and spacious, with double height ceilings and doors straight out onto the terrace, ideal for blending indoor and outdoor living at any time of year. Double doors lead through to a modern kitchen and living area with a large central island and plenty of work surface for any keen cooks. Another terrace to the side of the kitchen, with a wisteria, provides a shady spot to enjoy a meal or an evening drink. A utility room and additional downstairs toilet adjoin the kitchen. Behind the main living space is another room that has an independent entrance and is currently used as a games room but could serve as a garage or for storage.



There are two first floor areas at either end of the house, perfect to maintain privacy for guests or for older children. The master suite has beautiful views and a generous bathroom. The other two bedrooms, one with a mezzanine and bathroom, on the other side of the house and boasts equally impressive vistas of the mountains and surrounding countryside.

A short distanc...



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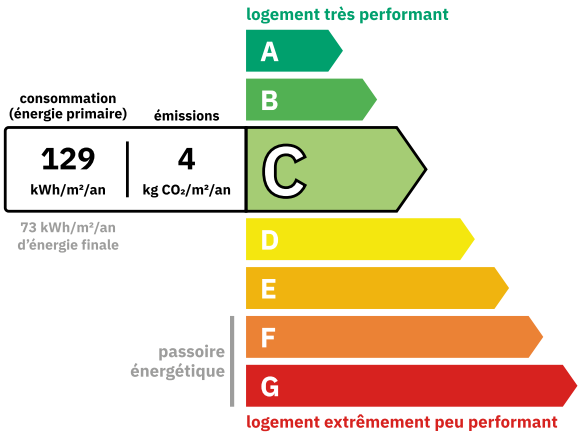
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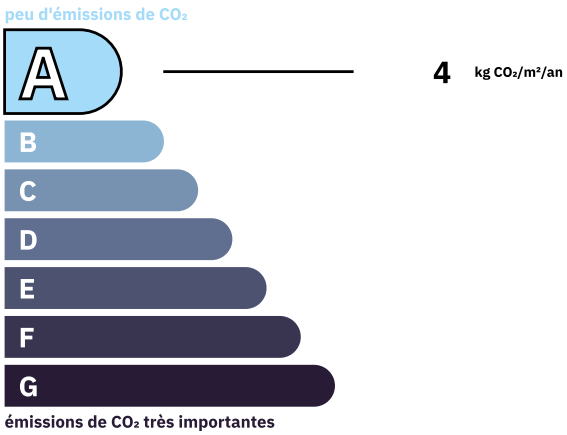
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ENERGIE-DPE





Property Moderatly efficient
Estimated annual energy costs
between 1560 € and 2160€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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