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Countryside house for sale in Ariège

Oust , Ariège , Occitanie



€192,000

inc. of agency fees

2 Beds 63 sqm 0.49 ha

Located 30 mins from Saint-Girons is this very beautiful barn renovated as a dwelling, for sale. It has 4900m² of grounds facing the...

At a Glance

| | | | | | |
|------------------|----------------|----------------|------|------------------|----------|
| Reference | MFH-ADF1626556 | Near to | Oust | Price | €192,000 |
| Bed | 2 | Pool | No | Hab.Space | 63 sqm |
| Land | 0.49 ha | | | Land Tax | N/A |

Property Description

Located 30 mins from Saint-Girons is this very beautiful barn renovated as a dwelling, for sale. It has 4900m² of grounds facing the Pyrenees on the sunniest aspect and is completely autonome via solar panels and a spring.

Situated on the heights above Soulan, this little paradise is accessed by a track in good condition. A 4x4 vehicle would be necessary in winter as this track would not be cleared of snow by the local authorities.

South-facing, this home is bathed in sunlight all day long and all year round. There is a breathtaking view from every room of the Ariège Pyrenees from the Mont Vallier to the Pic des Trois Seigneurs. In the evening, the little villages below are illuminated as if by magic.

After leaving your vehicle under the large shelter, you access this stone house via its 5.4m² conservatory. You will spend pleasant moments by the wood burner in the cosy 21m² living room. A wooden staircase leads up to an 18m² bedroom. Back downstairs and there is a charming and functional, 9.65m² fitted kitchen, a washroom with toilet and an 8m² smaller bedroom. A second wood burner is installed in the centre of the second section of the house.

There is a 10m² workshop and a 7m² wood shelter.

The magnificent grounds of 4900m² are located essentially in front of the house and are planted with fruit trees. A greenhouse could grow your vegetables.

Five solar panels are installed which provide power to this property which has been home to a couple for 30 or so years. Water is provided by a spring and there are eight 1000 litre storage tanks in place for watering outside.

This property is rare in its tranquility, its functionality and has been well maintained and cared for. If you're dreaming of living in a quiet spot in a mountain setting, this is for your shortlist and will not remain on the market for long.

You will be 30 mins from Saint-Girons for all commerce and services, from Seix and from Massat and 2h from Toulouse.

Summary

| | |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms: | 2 |
| Price | €192,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 63 sqm |
| Land Area: | 0.49 ha |

Location: Occitanie



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