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## Former presbytery 250m<sup>2</sup> largely renovated, with outbuilding, workshop...

**Le Mas-d'Azil , Ariège , Occitanie**



# €272,000

inc. of agency fees

4 Beds   1 Baths   250 sqm   0.05 ha

Former presbytery dating from 1865 of 250m<sup>2</sup> largely renovated, with outbuilding, workshop and garden of 490m<sup>2</sup>. Ground floor: entrance hall 15.2m<sup>2</sup>, living room with open plan kitchen 33.1m<sup>2</sup> with wood...

### At a Glance

<b>Reference</b>	MFH-MPAR02222	<b>Near to</b>	Le Mas-d'Azil	<b>Price</b>	€272,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Former presbytery dating from 1865 of 250m<sup>2</sup> largely renovated, with outbuilding, workshop and garden of 490m<sup>2</sup>.

Ground floor: entrance hall 15.2m<sup>2</sup>, living room with open plan kitchen 33.1m<sup>2</sup> with wood burner, bedroom 19.4m<sup>2</sup>, storeroom 16m<sup>2</sup> (to finish renovating), wc, workshop 42m<sup>2</sup>.

1st floor: hall 12.4m<sup>2</sup>, 4 bedrooms of which 2 to finish renovating 16m<sup>2</sup>, 21m<sup>2</sup>, 24.5m<sup>2</sup>, 33.2m<sup>2</sup> (with water inlet for potential master suite), bathroom 6.2m<sup>2</sup>, wc.

2nd floor to finish renovating: 2 rooms under sloping ceilings 20.8m<sup>2</sup> (35.2m<sup>2</sup> actual surface), 1 room 23.7m<sup>2</sup>.

Outbuilding accessible from outside 32m<sup>2</sup>.

The house is in very good condition, a few rooms still need to be renovated, heating by wood burner, installation for electric radiators in the bedrooms done, double glazing, new roof insulated with rockwool in 2015, electricity, plumbing, joinery and new septic tank also in 2015.

Situated 5 minutes from the charming Mas d'Azil, Saint-Girons 25 minutes, Montesquieu-Volvestre 30 minutes, and Toulouse-Airport 1 hour and 15 minutes.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€272,000

## Key Information

Year Built:	1865
Internal Area:	250 sqm
Land Area:	0.05 ha

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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