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## Villa With Swimming Pool

Lavelanet , Ariège , Occitanie



# €349,000

inc. of agency fees

5 Beds   1 Baths   166 sqm   0.25 ha

Nice villa, family house of 165.6 m<sup>2</sup>, with swimming pool, 5 bedrooms. Situated in the quiet, higher area of Lavelanet, on a plot of 2513 m<sup>2</sup> surrounded by cow pasture. There is a magnificent...

### At a Glance

<b>Reference</b>	MFH-MPARNC2114	<b>Near to</b>	Lavelanet	<b>Price</b>	€349,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	166 sqm
<b>Land</b>	0.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nice villa, family house of 165.6 m<sup>2</sup>, with swimming pool, 5 bedrooms.

Situated in the quiet, higher area of Lavelanet, on a plot of 2513 m<sup>2</sup> surrounded by cow pasture.

There is a magnificent sight on the Pyrenees and the Cathare Castle of Mont Ségur.

The house let in the daylight on 360° and could be used by 2 family's. Every space has his proper window. Both levels dispose a big south oriented terrace with access to kitchen and dining room. On the first floor

there is a fire place for cold winter days. The ground floor kitchen and wood burner are brand new. The garage could be arranged as an office, child court or wellness.... The house is in good shape (less than a year) = kitchen-wood burner-automatic cover swimming pool, septic tank, electricity board, ...

The house is not far situated from the centre of Lavelanet, near by 2 cathare castles Roquefixade and Mont Ségur. There are several activities in Lavelanet and Foix. Also, they have all possibilities of shopping, bars, restaurants, local amenities, college, medical centres, vets, etc. Near airport: 1h30 Toulouse and 1h15 min from Carcassonne. Including near skiing resort Mont D'Olmes.

Ground floor: Entrance 14 m<sup>2</sup> with access to garage/laundry room/heat burner of 26 m<sup>2</sup>, steps, new fitted kitchen with a dining table and wood burner 24,4 m<sup>2</sup>, 2 bed rooms 10 and 10,6 m<sup>2</sup>, separate toilet, Italian shower room of 3.9 m<sup>2</sup>.

1st floor : hallway, kitchen 10 m<sup>2</sup>, salon/dining room with fire place 33 m<sup>2</sup>, both have access on the terrace with the breath taking view, 3 rooms (13 m<sup>2</sup>-10 m<sup>2</sup> et 9.45 m<sup>2</sup>), bath room 4,5 m<sup>2</sup>, separate toilet.

Exterior : play garden, big entrance, park possibility for 3 cars, automatic closed/open swimming pool 8x4 m, kitchen garden, outdoor access to 1st level terrace

A magnificent place for star spotting, astronomic observations and sun sets. Ideal for happy moments, yoga and meditation.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€349,000

## Key Information

Year Built:	1975
Internal Area:	166 sqm
Land Area:	0.25 ha

## Location: Occitanie



## Gallery







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