

[Click to view MFH-MPAR02320](#)

## Large renovated farmhouse 342m<sup>2</sup> with 2 400m<sup>2</sup> of garden, swimming pool...

Mirepoix , Ariège , Occitanie



# €265,000

inc. of agency fees

7 Beds   1 Baths   342 sqm   0.24 ha

Large renovated farmhouse 342m<sup>2</sup> with 2 400m<sup>2</sup> of garden, swimming pool and adjoining hangar on one side. Ground floor: entrance, large lounge/dining room 44.5m<sup>2</sup> with fireplace, living room 25.5m<sup>2</sup>, large...

### At a Glance

<b>Reference</b>	MFH-MPAR02320	<b>Near to</b>	Mirepoix	<b>Price</b>	€265,000
<b>Bed</b>	7	<b>Bath</b>	1	<b>Hab.Space</b>	342 sqm
<b>Land</b>	0.24 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Large renovated farmhouse 342m<sup>2</sup> with 2 400m<sup>2</sup> of garden, swimming pool and adjoining hangar on one side.

Ground floor: entrance, large lounge/dining room 44.5m<sup>2</sup> with fireplace, living room 25.5m<sup>2</sup>, large fitted kitchen 26.6m<sup>2</sup>, pantry 7.9m<sup>2</sup>, bedroom 17.9m<sup>2</sup> with bathroom, large reception room 37.4m<sup>2</sup>, WC.

1st floor: Cinema room 28.5m<sup>2</sup> and 5 bedrooms 13.6m<sup>2</sup>, 14.6m<sup>2</sup>, 21m<sup>2</sup>, 22.5m<sup>2</sup> and 24m<sup>2</sup> each with en-suite shower room and wc and one with mezzanine 5.8m<sup>2</sup>. Bedroom 12m<sup>2</sup> with shower room (sink and shower). The house has been partially renovated in recent years with new electrics and plumbing. Gas central heating and septic tank (not compliant), single glazing.

The garden has 2 terraces and a covered patio, and a chlorine pool (2011 liner and 2021 pump).

Successfully used as a bed and breakfast for many years, this property offers the opportunity to combine country living with a hospitality business or for a large family needing space.

Situated in a rural hamlet with beautiful views close to Mirepoix, Carcassonne about 1 hour and the Mediterranean Sea less than 1.5 hours away.

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	1
Price	€265,000

## Key Information

Internal Area:	342 sqm
Land Area:	0.24 ha

## Location: Occitanie



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates