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## 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,...

### 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





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**C. BAUER – Sunday Times**

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