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## HUGE FAMALY HOUSE + Ground floor apartement - garage and 4 boxes

Laroque-d'Olmes , Ariège , Occitanie



# €430,000

inc. of agency fees

4 Beds   2 Baths   400 sqm   0.24 ha

Big Family house 10-room + groundfloor apartment - garage and 4 boxesA huge 10-parts (4 bedrooms) house, Holiday home + gîte/apartment, in the heart of a village.Idyllic place next to a river.This...

### At a Glance

<b>Reference</b>	MFH-MPARNC2201	<b>Near to</b>	Laroque-d'Olmes	<b>Price</b>	€430,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	400 sqm
<b>Land</b>	0.24 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Big Family house 10-room + groundfloor apartment - garage and 4 boxes

A huge 10-parts (4 bedrooms) house, Holiday home + gîte/apartment, in the heart of a village. Idyllic place next to a river.

This superb 400 m<sup>2</sup> family home has a 100 m<sup>2</sup> living room/kitchen area, open to the attic, taking advantage of a rare 'umbrella' frame, big roof window offering a superb brightness.

A large unfinished space, could be worked out as a conference room/workshop/welness/play room/dining room/etc... On the ground floor there is a large apartment, pantry/storeroom, laundry room and garage. A possibility of hosting two families.

Outside, of this completely private place, are a large riverside entrance, a car big park, the garden with water supply to the mechanism of the mill and an outbuilding with 4 boxes/garages.

A really quiet and atypical place a few steps from the small shopping/medical center of Laroque d'Olmes - a truly exceptional find

#### Ground floor

Entrance hall of 21.6 m<sup>2</sup> with an economical, practical and aesthetic Canadian 'FREE FLOW' wood stove, known for its large capacity and rapid heating.

94 m<sup>2</sup> apartment with a large living room 21 m<sup>2</sup>/open kitchen 35 m<sup>2</sup>, dining room all with large windows and glass doors, dressing room 11 m<sup>2</sup>, shower room 11 m<sup>2</sup>, large bedroom 16.5 m<sup>2</sup>. Terrace behind and small fenced yard at the entrance. Accessibility for the disabled people.

Cellar 11 m<sup>2</sup> / storeroom / scullery 22 m<sup>2</sup>. Laundry room 11m<sup>2</sup>. Large garage in the house of 69 m<sup>2</sup>.

#### First floor

Big open space with living room 45.5 m<sup>2</sup>/dining room 18 m<sup>2</sup>/dining kitchen 39 m<sup>2</sup> with high height 5.9 m<sup>2</sup> up to the exposed framework, library/office with additional wood stove

Large bedroom 21.7 m<sup>2</sup>, bedroom 16.5 m<sup>2</sup>, bathroom with toilet 15 m<sup>2</sup>

A large unused space planned with double glazing, placo and new electricity 72 m<sup>2</sup>.

#### Second floor

Large leisure area/bedroom in the attic, dressing room, separate toilet, bathroom in total 44 m<sup>2</sup>. Adaptable according to need. Large balcony overlooking the living room. Accessibilty to the "Umbrella" frame

#### Additional

Down the drain. At the riverside. Less overlooked

#### Outside

4 boxes of each 18 m<sup>2</sup>, shelter of 20m<sup>2</sup>. The magnificent entrance with its row of plane trees.

There is parking for about ten vehicles. The back garden is fenced. Plot (incl. garden) 2000 m<sup>2</sup>.

Located in a very accessible part of Laroque d'Olmes, just a short walk from all local shops, pharmacy, post office and schools, and only 50 minutes from Carcassonne airport and 1h30 from Toulouse. At the foot of the 'Mont d'Olmes' ski resort and 1 hour from the Mediterranean Sea. near Mirepoix, Lac de Montbel, the town of Lavelanet and Chalabre

This large home is perfect for a family or anyone interested in the potential to start a profitable hospitality business.

The house is surprising and must be visited to get an idea of the potential.

House for sale offered by the real estate agency Midi Pyrénées Propriétés in ARTIGAT

Carreyn Nancy 06 78 45 86 69 Agent Commercial

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€430,000

## Key Information

Year Built:	1900
Internal Area:	400 sqm
Land Area:	0.24 ha

## Location: Occitanie





## Gallery











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**C. BAUER – Sunday Times**

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