

[Click to view MFH-MPAR02355](#)

## Character house 210m<sup>2</sup> with attached barn

Le Mas-d'Azil , Ariège , Occitanie



# €299,000

inc. of agency fees

4 Beds    2 Baths    210 sqm    0.1 ha

Magnificent renovated farmhouse  
210m<sup>2</sup> with pretty attached barn  
63m<sup>2</sup> on 989m<sup>2</sup> of land in a hamlet  
less than 10 minutes from Le...

### At a Glance

<b>Reference</b>	MFH-MPAR02355	<b>Near to</b>	Le Mas-d'Azil	<b>Price</b>	€299,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Magnificent renovated farmhouse 210m<sup>2</sup> with pretty attached barn 63m<sup>2</sup> on 989m<sup>2</sup> of land in a hamlet less than 10 minutes from Le Mas d'Azil. Potential Bed and Breakfast.

Ground floor: Entrance 6m<sup>2</sup> ,bedroom 10.8m<sup>2</sup> and bathroom 5.5m<sup>2</sup> (shower, sink and WC) potential B&B. Living/ dining room 60m<sup>2</sup> with insert and woodburner, independent access to the garden from a veranda 9.5m<sup>2</sup> and the fully equipped kitchen 18.9m<sup>2</sup>. Utility room 11.2m<sup>2</sup>.

1st floor: Large landing/ living room 24.5m<sup>2</sup> giving access to the balcony. From this volume, we access a

part with potential Guest Room (access from the outside by independent staircase and balcony): Living room 15.7m<sup>2</sup> with old fireplace, and access to Bedroom 25m<sup>2</sup> ensuite with bathroom 12m<sup>2</sup> (bath, shower, 2 basins, WC and bidet).

Accessible also from the landing/living room: 2 bedrooms 12.9 and 14.7m<sup>2</sup>, WC and Shower room 7.8m<sup>2</sup> (shower, bath and sink).

Small storage room 3m<sup>2</sup> and adjoining barn 63m<sup>2</sup>.

The house is in excellent condition, it has benefited from many renovations/ refreshments in recent years, especially with regard to the walls which have been doubled, the electrical installation partly redone, double glazing (mostly), heating wood (stove and insert) and electric, roof refreched (hooked canal tiles) and insulated, sanitation by septic tank.

The garden is located at the back, is planted with many shrubs, trees and flowers, there is also a terrace (veranda side).

Located in a charming hamlet less than 10 minutes from Le Mas d'Azil, this magnificent house of character offers many advantages as a holiday home, in year-round residence as a family home or to welcome with its guests. two guest rooms. Toulouse approx. 1h15, 20 min from St Girons and around 30min from Foix or Pamiers.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€299,000

## Key Information

Internal Area:	210 sqm
Land Area:	0.1 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