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## 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 Mas d'Azil. Potential Bed and Breakfast. Ground floor: Entrance 6m<sup>2</sup> ,bedroom...

### 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









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**C. BAUER – Sunday Times**

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