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## Nice villa 140m<sup>2</sup> with basement, small view to pyrenees

**Durfort** , **Ariège** , **Occitanie**



# €252,000

inc. of agency fees

**4 Beds**      **140 sqm**      **0.2 ha**

Attractive detached house of approx. 140m<sup>2</sup> with terrace, basement and above-ground pool on a total plot of 2000m<sup>2</sup> with small views of the Pyrenees. Entrance hall 3.2m<sup>2</sup>, living room 26m<sup>2</sup> with kitchen...

### At a Glance

|                  |               |                |         |                  |          |
|------------------|---------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-MPAR02356 | <b>Near to</b> | Durfort | <b>Price</b>     | €252,000 |
| <b>Bed</b>       | 4             | <b>Pool</b>    | No      | <b>Hab.Space</b> | 140 sqm  |
| <b>Land</b>      | 0.2 ha        |                |         | <b>Land Tax</b>  | N/A      |

### Property Description

Attractive detached house of approx. 140m<sup>2</sup> with terrace, basement and above-ground pool on a total plot of 2000m<sup>2</sup> with small views of the Pyrenees.

Entrance hall 3.2m<sup>2</sup>, living room 26m<sup>2</sup> with kitchen 8m<sup>2</sup>, second living room 40m<sup>2</sup> with possibility of installing a kitchen (fittings present) and access to the terrace via a bay window, 3 bedrooms 19.4m<sup>2</sup> with

dressing room, 13.3m<sup>2</sup>, 14m<sup>2</sup> with dressing room, 2 shower rooms 6m<sup>2</sup>, 4.7m<sup>2</sup>, 2 separate wc.

The basement of approx. 200m<sup>2</sup> comprises a garage, plenty of storage space and a bedroom with a 19m<sup>2</sup> shower room + wc.

A major advantage of this property is the possibility of 2 flats (T2 + T3).

Built in 2007, this house has an insulated roof in good condition, insulated perimeter walls, double glazing, heat pump heating, solar water heater and septic tank drainage.

Situated in a small, quiet village in the Vallée de la Lèze, this pretty house offers numerous possibilities, with Le Fossat 10 minutes away, Saverdun 15 minutes, Pamiers 25 minutes and Toulouse around an hour away.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Price          | €252,000 |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 2007    |
| Internal Area: | 140 sqm |
| Land Area:     | 0.2 ha  |

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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