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## Pretty village house 100m<sup>2</sup> on 3 levels, fully renovated, lovely terrace...

**Saint-Ybars , Ariège , Occitanie**



# €173,500

inc. of agency fees

**3 Beds      1 Baths      100 sqm**

Pretty village house 100m<sup>2</sup> on 3 levels, fully renovated, lovely terrace 26m<sup>2</sup>. Ground floor: entrance hall 16m<sup>2</sup>, currently converted into a small sitting room with wood burner, study/bedroom 11m<sup>2</sup> with...

### At a Glance

|                  |               |                |             |                  |          |
|------------------|---------------|----------------|-------------|------------------|----------|
| <b>Reference</b> | MFH-MPAR02358 | <b>Near to</b> | Saint-Ybars | <b>Price</b>     | €173,500 |
| <b>Bed</b>       | 3             | <b>Bath</b>    | 1           | <b>Hab.Space</b> | 100 sqm  |
|                  |               | <b>Pool</b>    | No          | <b>Land Tax</b>  | N/A      |

### Property Description

Pretty village house 100m<sup>2</sup> on 3 levels, fully renovated, lovely terrace 26m<sup>2</sup>.

Ground floor: entrance hall 16m<sup>2</sup>, currently converted into a small sitting room with wood burner, study/bedroom 11m<sup>2</sup> with dressing room.

1st floor: 2 bedrooms 14m<sup>2</sup> with cupboard and 10m<sup>2</sup>, bathroom + wc 9.5m<sup>2</sup>.

2nd floor: living room/kitchen 29m<sup>2</sup> giving access to a pretty terrace of 26m<sup>2</sup>, with lovely views and jacuzzi. Completely renovated in recent years, this pretty village house has a new, insulated roof (2 years old), double glazing, electric heating with inertia radiators and mains drainage.

The kitchen was refurbished 1 year ago (quality furniture, flooring and wall insulation).

Independent access to the front of the house gives access to a 9m<sup>2</sup> utility room and 2 parking spaces.

Situated in the village of Saint Ybars, with no semi-detached house (only a small garage to the rear) and various amenities (bakery, doctor, pharmacy, school, lake, etc.).

Lézat sur Lèze and le Fossat less than 10 minutes away, Pamiers 30 minutes and Toulouse less than 1 hour.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 1        |
| Price          | €173,500 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 100 sqm |
|----------------|---------|

## Location: Occitanie



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**C. BAUER – Sunday Times**

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