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Beautiful villa 250m² set in 2914m² of beautifully landscaped grounds

Pamiers , **Ariège** , **Occitanie**



€549,000

inc. of agency fees

5 Beds 250 sqm 0.29 ha

Situated in a beautiful area of Pamiers, exceptional 5 bedroom villa 250m² of living space on 2914m² of beautifully landscaped...

At a Glance

Reference	MFH-MPAR02368	Near to	Pamiers	Price	€549,000
Bed	5	Pool	No	Hab.Space	250 sqm
Land	0.29 ha			Land Tax	N/A

Property Description

Situated in a beautiful area of Pamiers, exceptional 5 bedroom villa 250m² of living space on 2914m² of beautifully landscaped grounds.

Ground floor: Entrance hall 8.7m² with WC, study 15.8m² with cupboards, veranda 16.5m² with access to a covered terrace with barbecue, fitted kitchen open onto the dining room 33m², spacious lounge 37m² with

fireplace and access to the mezzanine 12m² and the rest of the first floor. Master suite with bedroom 14m², shower room 6m² and dressing room 6.6m². Access to a balcony.

Basement: hallway, shower room 9m² and 3 bedrooms 11.5m², 11.9m² and 10m².

Separate flat (currently used as a gym): kitchen area 5.2m², lounge/bedroom 38.5m².

Cellar 10m². Garage 51m² with workshop area.

Partially covered terrace 20.4m² with barbecue. Utility room 8m². Sheltered jacuzzi area.

The land surrounds the house and has been planted with numerous trees and shrubs. Enclosed by a low wall and solid fencing. Small Japanese area. Vegetable garden. Automatic watering system. Well. Electric gate.

This beautiful house has been completely renovated, walls and roof recently insulated, double glazing, gas central heating (tank), individual drainage (septic tank not compliant).

Situated in a sought-after area of Pamiers, this large house offers plenty of space for a family. Motorway access 5 minutes away. Toulouse less than an hour away.

Summary

Property type:	House
Bedrooms:	5
Price	€549,000

Key Information

Year Built:	1980
Internal Area:	250 sqm
Land Area:	0.29 ha

Location: Occitanie



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