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## Splendid 19th century character property 450m<sup>2</sup> on 15ha with spectacular...

**Le Fossat , Ariège , Occitanie**



# €882,000

inc. of agency fees

7 Beds    2 Baths    450 sqm    1 ha

Splendid, tastefully renovated 19th century property with character, 450m<sup>2</sup> in 12 spacious rooms, plus former dovecote and swimming...

### At a Glance

<b>Reference</b>	MFH-MPAR02376	<b>Near to</b>	Le Fossat	<b>Price</b>	€882,000
<b>Bed</b>	7	<b>Bath</b>	2	<b>Hab.Space</b>	450 sqm
<b>Land</b>	1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Splendid, tastefully renovated 19th century property with character, 450m<sup>2</sup> in 12 spacious rooms, plus former dovecote and swimming pool, set in 1.5ha of grounds with spectacular views of the Pyrenees. Former convent: Entrance 16.5m<sup>2</sup>, study 18.6m<sup>2</sup>, fitted kitchen 17m<sup>2</sup> opening onto a large dining area 18.6m<sup>2</sup> with wood burner. Dining room 15m<sup>2</sup>, sitting room 39m<sup>2</sup> with fireplace and access via French doors

to the garden. Large music room/library 49 m<sup>2</sup> (recently renovated), small reading room 4 m<sup>2</sup>. 2nd entrance hall 15.7m<sup>2</sup> with WC and access to the 1st floor.

First floor: Master suite 21m<sup>2</sup> with shower room 14 m<sup>2</sup>. 5 bedrooms 18m<sup>2</sup>, 16m<sup>2</sup>, 15 m<sup>2</sup>, 22.5m<sup>2</sup> and 16.7m<sup>2</sup>, the latter being en suite. Hallway 8 m<sup>2</sup> and bathroom 10 m<sup>2</sup>.

Second floor: hallway 8m<sup>2</sup>, bedroom 31.5m<sup>2</sup> (fitted in the sloping ceilings) and bathroom 7 m<sup>2</sup>. Two storerooms 12 and 4.5m<sup>2</sup>. Attic 81.5m<sup>2</sup> partly convertible (in the rafters).

Small cellar in the house and outside, former dovecote (boiler room and workshop/storage area).

In excellent condition, with oil-fired central heating and wood-burning stove, double glazing (some of the windows), electrics in perfect condition, recent bathrooms, individual non-conforming septic tank...

Outside, the land is divided into several areas, lawns and wooded areas, the pool area fully tiled around it, large parking area...

The swimming pool is covered.

This former convent has preserved many of its architectural features, making it a unique property that would be equally at home as a spacious family home or as a guest house.

Situated 5 minutes from Le Fossat, a village with all amenities, Toulouse/airport is around 1 hour away.

Numerous tourist attractions nearby: Carla Bayle and its lake, an artists' village, the cave at Le Mas d'Azil, the medieval town of Carcassonne, Toulouse the pink city with its Canal du Midi, etc.

## Summary

Property type:	Chateau
Bedrooms:	7
Bathrooms	2
Price	€882,000

## Key Information

Internal Area:	450 sqm
Land Area:	1 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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