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## Countryhouse with outbuildings with 2600m<sup>2</sup> of land

Saint-Ybars , Ariège , Occitanie



# €249,000

inc. of agency fees

4 Beds    1 Baths    155 sqm    3.4 ha

Farmhouse 155m<sup>2</sup> with outbuildings 160m<sup>2</sup> on land of approx. 2600m<sup>2</sup> with lovely views over the surrounding countryside, approx. 10 minutes from Lézat sur Lèze and its amenities. Ground floor: fitted...

### At a Glance

<b>Reference</b>	MFH-MPAR02379	<b>Near to</b>	Saint-Ybars	<b>Price</b>	€249,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	155 sqm
<b>Land</b>	3.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Farmhouse 155m<sup>2</sup> with outbuildings 160m<sup>2</sup> on land of approx. 2600m<sup>2</sup> with lovely views over the surrounding countryside, approx. 10 minutes from Lézat sur Lèze and its amenities.

Ground floor: fitted kitchen 27.6m<sup>2</sup> with wood burner, sitting room 33.4m<sup>2</sup> with pellet stove, WC and bathroom (shower, bath and washbasin). Cellar/laundry room 9.8m<sup>2</sup>.

1st floor: accessed via the lounge: 2 bedrooms of 15.3m<sup>2</sup> and 13.4m<sup>2</sup>, one with a dressing room and the other with a cupboard.

1st floor: accessible via the kitchen: large hallway 11.4m<sup>2</sup>, 2 bedrooms 17.6m<sup>2</sup> and 12.2m<sup>2</sup> and WC.

Attic: (reflector-type insulation in the ceiling), approx. 30m<sup>2</sup> useful, the remainder is crawl space of 25m<sup>2</sup>.

The outbuildings consist of a 28m<sup>2</sup> garage with professional cold room, a 47m<sup>2</sup> metal framed hangar with tiled roof and a 37m<sup>2</sup> open garage.

Immediately habitable, this pretty farmhouse has been renovated over the last 20 years and has wood and pellet heating, double glazing and a recent septic tank...

Ideally situated in the countryside with no close neighbours and around 10 minutes from Lézat sur Lèze, this property offers numerous possibilities for a family needing space/outbuildings. Approx. 1 hour from Toulouse.

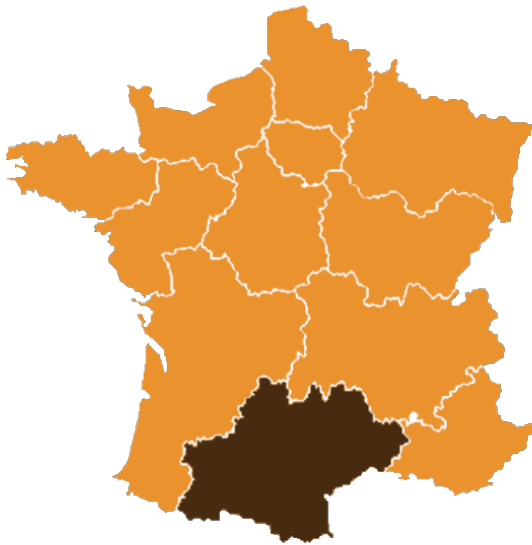
## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€249,000

## Key Information

Internal Area:	155 sqm
Land Area:	3.4 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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