

## Magnificent property with business potential gite and b&b with splendid...

**Le Fossat, Ariège, Occitanie**



# €722,000

inc. of agency fees

**11 Beds    1 Baths    420 sqm    0.6 ha**

Renovated farmhouse comprising main house and versatile guest accommodation offering income potential, 6000m2 land with swimming pool and wonderful views of the Pyrenees. Main house: entrance. WC....

### At a Glance

|                  |               |                |           |                  |          |
|------------------|---------------|----------------|-----------|------------------|----------|
| <b>Reference</b> | MFH-MPAR02154 | <b>Near to</b> | Le Fossat | <b>Price</b>     | €722,000 |
| <b>Bed</b>       | 11            | <b>Bath</b>    | 1         | <b>Hab.Space</b> | 420 sqm  |
| <b>Land</b>      | 0.6 ha        | <b>Pool</b>    | No        | <b>Land Tax</b>  | N/A      |

### Property Description

Renovated farmhouse comprising main house and versatile guest accommodation offering income potential, 6000m2 land with swimming pool and wonderful views of the Pyrenees.

Main house: entrance. WC. Utility room. Living room/fitted kitchen 55m2. Dining room 12m2. Back kitchen 9m2. Bedroom 15m2.

1st floor: 3 bedrooms 28m2 and 2 x 10m2. Study 5m2. Bathroom.

Ground floor: arranged in preparation for chambres d'hotels of guest accomodation : kitchen 20m2. Utility room 4m2. Living room 50m2. Study 36m2. Cloakroom. 4 bedrooms each with ensuite showerroom/WC.

Gite 1: 52m2 . living room , 2 bedrooms each ensuite .

Gite 2: 59m2. Living room. 2 bedrooms each ensuite.

Everything is in good condtion and has currently been operating as chambres d'hotels/gites. Oil central hheating and fosse septique.

Outbuildings . Grange 20m2. Garage 30m2.

The beautiful gardens with swimming pool and south facing terrace offer amazing panoramic views.

In a rural location only 5 minutes from a village with all amenities, Toulouse under an hour and Foix in 35 minutes.

A beautiful property in a lovely environment ideal for a main home with huge income potential.

## Key Information

|                |                                 |
|----------------|---------------------------------|
| Property type: | House                           |
| Bedrooms:      | 11                              |
| Bathrooms      | 1                               |
| Price          | €722,000                        |
| Address        | Le Fossat, Ariège,<br>Occitanie |

## Additional Information

|                |         |
|----------------|---------|
| Internal Area: | 420 sqm |
| Land Area:     | 0.6 ha  |

## Location: Occitanie



# Gallery





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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For more information take a look at our [buying guide](#), our [french mortgage](#) and [euro currency exchange](#) pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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