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Villa With Swimming Pool

Lavelanet , Ariège , Occitanie



€349,000

inc. of agency fees

5 Beds 1 Baths 166 sqm 0.25 ha

Nice villa, family house of 165.6 m², with swimming pool, 5 bedrooms. Situated in the quiet, higher area of Lavelanet,...

At a Glance

Reference	MFH-MPARNC2114	Near to	Lavelanet	Price	€349,000
Bed	5	Bath	1	Hab.Space	166 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

Property Description

Nice villa, family house of 165.6 m², with swimming pool, 5 bedrooms.

Situated in the quiet, higher area of Lavelanet, on a plot of 2513 m² surrounded by cow pasture.

There is a magnificent sight on the Pyrenees and the Cathare Castle of Mont Ségur.

The house let in the daylight on 360° and could be used by 2 family's. Every space has his proper window. Both levels dispose a big south oriented terrace with access to kitchen and dining room. On the first floor there is a fire place for cold winter days. The ground floor kitchen and wood burner are brand new. The garage could be arranged as an office, child court or wellness.... The house is in good shape (les than a year = kitchen-wood burner-automatic cover swimming pool, septick tank, electricity bord, ...

The house is not far situated from the centre of Lavelanet, near by 2 cathare castles Roquefixade and Mont Ségur. There are several activities in Lavelanet and Foix. Also, they have all possibilities of shopping, bars, restaurants, local amenities, college, medical centres, vets, etc. Near airport: 1h30 Toulouse and 1h15 min from Carcassonne. Including near skiing resort Mont D'Olmes.

Ground floor: Entrance 14 m² with access to garage/loundry room/heat burner de 26 m², steps, new fitted kitcen with a dining table and wood burner 24,4 m², 2 bed rooms 10 and 10,6 m², separate toilet, Italian shower room of 3.9 m².

1st floor : hallway, kitchen 10 m², salon/dining room with fire place 33 m², both have access on the terrace with the breath taking view, 3 rooms (13 m²-10 m² et 9.45 m²), bath room 4,5 m², separate toilet.

Exterior : play garden, big entrance, park possibility for 3 cars, automatic closed/open swimming pool 8x4 m, kitchengarden, outdoor access to 1st level terrace

A magnificent place for star spotting, astronomic observations and sun sets. Ideal for happy moments, yoga and meditation.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€349,000

Key Information

Year Built:	1975
Internal Area:	166 sqm
Land Area:	0.25 ha

Location: Occitanie



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S. and L. BROWN



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