Click to view MFH-MPAR02312

# Detached house 230m2 - 6 bedrooms - pool on 508m2 in a nice town

Pamiers, Ariège, Occitanie



€269,500

inc. of agency fees

7 Beds 2 Baths 230 sqm 0.05 ha

Detached town house 230m² with small independent studio and semi inground pool on a plot of 508m². Ground floor: kitchen/living/dining room 41.6m², utility room 12.2m², wc.1st floor: 2 bedrooms...

### At a Glance

**Reference** MFH-MPAR02312 **Near to** Pamiers **Price** €269,500

Bed 7 Bath 2 Hab.Space 230 sqm

Land 0.05 ha Pool No Land Tax N/A

### **Property Description**

Detached town house 230m² with small independent studio and semi inground pool on a plot of 508m². Ground floor: kitchen/living/dining room 41.6m², utility room 12.2m², wc.

1st floor: 2 bedrooms 21.5m<sup>2</sup> and 42.6m<sup>2</sup>, office 7m<sup>2</sup>, bathroom with wc 4.4m<sup>2</sup>, small balcony.

2nd floor: 4 bedrooms 17.6m<sup>2</sup>, 23.8m<sup>2</sup>, 10m<sup>2</sup>, 11m<sup>2</sup>, dressing room 4.8m<sup>2</sup>, bathroom 6.9m<sup>2</sup>, wc, large

balcony.

Attic not suitable for conversion.

The garden, entirely closed, is located at the back of the house. There is a semi inground swimming pool and a small studio of 32m² (kitchenette, bedroom with shower and separate wc).

The house is in good condition, PVC double glazing, town gas, mains drainage. The roof is not insulated. Possibility to build in the attic.

The property is located in the centre of PAMIERS, a large town close to all amenities (bakery, greengrocer, butcher, etc... accessible on foot). Also close to the lycée Irénée Cros, the collège JEAN XXIII, an EHPAD and the IFSI.

Toulouse airport less than 1 hour away.

Translated with www.DeepL.com/Translator (free version)

### Summary

Property type: House Bedrooms: 7
Bathrooms 2

Price

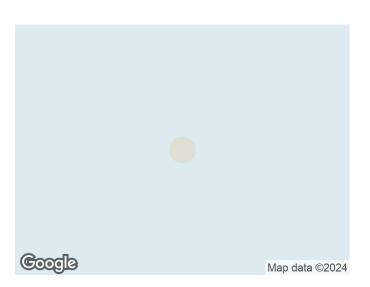
€269,500

### **Key Information**

Internal Area: 230 sqm Land Area: 0.05 ha

### **Location: Occitanie**





## Gallery





























Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

### Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

### **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

#### **Testimonials**

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

#### 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved