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Pretty village house 100m² on 3 levels, fully renovated, lovely terrace...

Saint-Ybars , **Ariège** , **Occitanie**



€173,500

inc. of agency fees

3 Beds 1 Baths 100 sqm

Pretty village house 100m² on 3 levels, fully renovated, lovely terrace 26m². Ground floor: entrance hall 16m², currently...

At a Glance

Reference MFH-MPAR02358

Bed 3

Near to Saint-Ybars

Bath 1

Pool No

Price €173,500

Hab.Space 100 sqm

Land Tax N/A

Property Description

Pretty village house 100m² on 3 levels, fully renovated, lovely terrace 26m².

Ground floor: entrance hall 16m², currently converted into a small sitting room with wood burner, study/bedroom 11m² with dressing room.

1st floor: 2 bedrooms 14m² with cupboard and 10m², bathroom + wc 9.5m².

2nd floor: living room/kitchen 29m² giving access to a pretty terrace of 26m², with lovely views and jacuzzi.

Completely renovated in recent years, this pretty village house has a new, insulated roof (2 years old), double glazing, electric heating with inertia radiators and mains drainage.

The kitchen was refurbished 1 year ago (quality furniture, flooring and wall insulation).

Independent access to the front of the house gives access to a 9m² utility room and 2 parking spaces.

Situated in the village of Saint Ybars, with no semi-detached house (only a small garage to the rear) and various amenities (bakery, doctor, pharmacy, school, lake, etc.).

Lézat sur Lèze and le Fossat less than 10 minutes away, Pamiers 30 minutes and Toulouse less than 1 hour.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€173,500

Key Information

Internal Area:	100 sqm
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Location: Occitanie



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S. and L. BROWN



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