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## Large building divided into two dwellings with garden and non adjoining...

Saverdun , Ariège , Occitanie



€320,000

inc. of agency fees

225 sqm

1.4 ha

Large building divided into two dwellings with garden and non adjoining land + barnsHouse 1 (120m<sup>2</sup> living area)Ground...

### At a Glance

Reference MFH-MPAR02359

Near to Saverdun

Price €320,000

Land 1.4 ha

Pool No

Hab.Space 225 sqm

Land Tax N/A

### Property Description

Large building divided into two dwellings with garden and non adjoining land + barns

House 1 (120m<sup>2</sup> living area)

Ground floor: entrance 10m<sup>2</sup>, fitted kitchen 8.8m<sup>2</sup>, living room 17m<sup>2</sup>, dining room 19m<sup>2</sup>, wc.

1st floor: 3 bedrooms 13.5m<sup>2</sup>, 13.5m<sup>2</sup> and 17.5m<sup>2</sup>, shower room 5m<sup>2</sup>, bathroom 8m<sup>2</sup>, wc.

Attic 36m<sup>2</sup> suitable for conversion.

Wood and electric heating, double glazing.

House 2 (105m<sup>2</sup> living area)

Ground floor: living room 24m<sup>2</sup>, fitted kitchen 11m<sup>2</sup>.

1st floor: 2 bedrooms 14.5m<sup>2</sup> and 17.5m<sup>2</sup>, bathroom 6.5m<sup>2</sup>.

2nd floor: bedroom 25m<sup>2</sup>, wc.

Electric heating, double glazing.

The 2 houses have direct access to an enclosed garden of approx. 200m<sup>2</sup>.

Not attached:

- Plot of 360m<sup>2</sup> with well. Ideal for vegetable garden or fruit trees.
- Parcel of over 1ha comprising 2 barns 120m<sup>2</sup> and 130m<sup>2</sup>, a courtyard, a large garden, the rest is divided into grassland and forest. There is also a well and mains water with meter. No electricity. This land is not in the building zone of the commune

Situated 10 minutes from Saverdun, this property offers several possibilities (2 families, gîte...).

Pamiers 15 minutes and Toulouse 45 minutes.

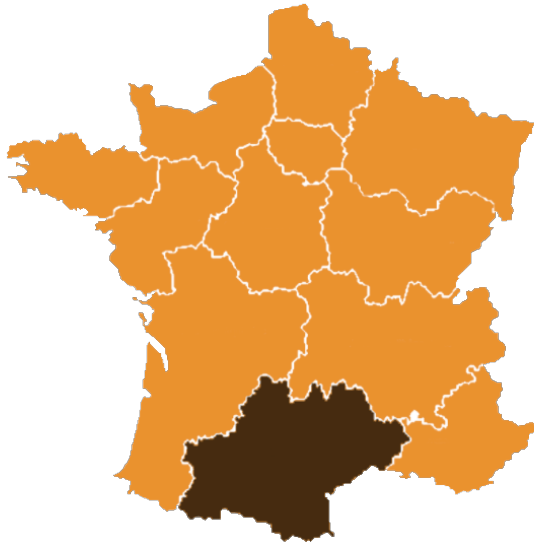
### Summary

Property type: Countryside house  
Price €320,000

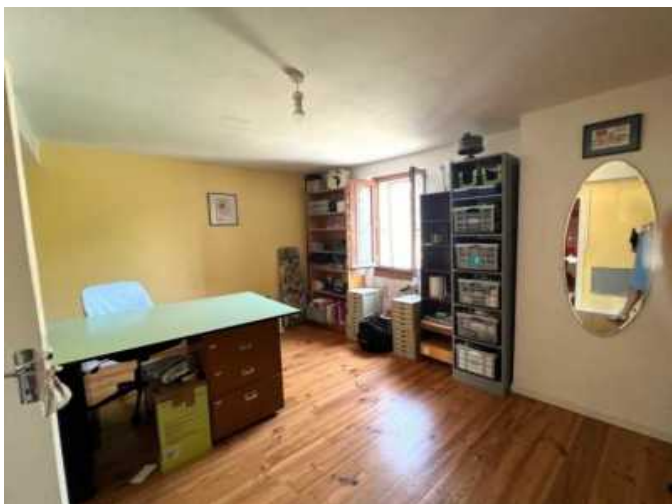
### Key Information

Internal Area: 225 sqm  
Land Area: 1.4 ha

### Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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