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# Beautiful villa 250m<sup>2</sup> set in 2914m<sup>2</sup> of beautifully landscaped grounds

Pamiers, Ariège, Occitanie



€549,000

inc. of agency fees

**5** Beds **250** sqm

**0.29** ha

Situated in a beautiful area of Pamiers, exceptional 5 bedroom villa 250m² of living space on 2914m² of beautifully landscaped grounds. Ground floor: Entrance hall 8.7m2 with WC, study 15.8m2 with...

### At a Glance

**Reference** MFH-MPAR02368

**Near to** Pamiers

€549,000

Bed 5

Pool No

Hab.Space 250 sqm

**Land** 0.29 ha

Land Tax N/A

Price

### **Property Description**

Situated in a beautiful area of Pamiers, exceptional 5 bedroom villa 250m² of living space on 2914m² of beautifully landscaped grounds.

Ground floor: Entrance hall 8.7m2 with WC, study 15.8m2 with cupboards, veranda 16.5m<sup>2</sup> with access to a covered terrace with barbecue, fitted kitchen open onto the dining room 33m2, spacious lounge 37m<sup>2</sup> with

fireplace and access to the mezzanine 12m<sup>2</sup> and the rest of the first floor. Master suite with bedroom 14m<sup>2</sup>, shower room 6m<sup>2</sup> and dressing room 6.6m<sup>2</sup>. Access to a balcony.

Basement: hallway, shower room 9m<sup>2</sup> and 3 bedrooms 11.5m<sup>2</sup>, 11.9m<sup>2</sup> and 10m<sup>2</sup>.

Separate flat (currently used as a gym): kitchen area 5.2m², lounge/bedroom 38.5m².

Cellar 10m<sup>2</sup>. Garage 51m<sup>2</sup> with workshop area.

Partially covered terrace 20.4m² with barbecue. Utility room 8m2. Sheltered jacuzzi area.

The land surrounds the house and has been planted with numerous trees and shrubs. Enclosed by a low wall and solid fencing. Small Japanese area. Vegetable garden. Automatic watering system. Well. Electric gate. This beautiful house has been completely renovated, walls and roof recently insulated, double glazing, gas central heating (tank), individual drainage (septic tank not compliant).

Situated in a sought-after area of Pamiers, this large house offers plenty of space for a family. Motorway access 5 minutes away. Toulouse less than an hour away.

## **Summary**

Property type: House Bedrooms: 5

Price €549,000

## **Key Information**

Year Built: 1980 Internal Area: 250 sqm Land Area: 0.29 ha

## **Location: Occitanie**





# Gallery











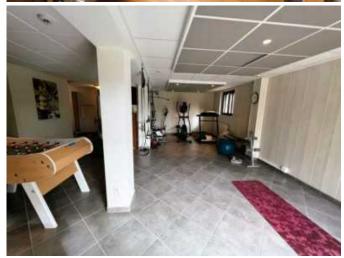




















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S. and L. BROWN



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