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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 250m<sup>2</sup> of living space on 2914m<sup>2</sup> of beautifully landscaped grounds. Ground floor: Entrance hall 8.7m<sup>2</sup> with WC, study 15.8m<sup>2</sup> with...

### At a Glance

<b>Reference</b>	MFH-MPAR02368	<b>Near to</b>	Pamiers	<b>Price</b>	€549,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.29 ha			<b>Land Tax</b>	N/A

### Property Description

Situated in a beautiful area of Pamiers, exceptional 5 bedroom villa 250m<sup>2</sup> of living space on 2914m<sup>2</sup> of beautifully landscaped grounds.

Ground floor: Entrance hall 8.7m<sup>2</sup> with WC, study 15.8m<sup>2</sup> with cupboards, veranda 16.5m<sup>2</sup> with access to a covered terrace with barbecue, fitted kitchen open onto the dining room 33m<sup>2</sup>, 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 5.2m<sup>2</sup>, lounge/bedroom 38.5m<sup>2</sup>.

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

Partially covered terrace 20.4m<sup>2</sup> with barbecue. Utility room 8m<sup>2</sup>. 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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**C. BAUER – Sunday Times**

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