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## Magnificent 270m<sup>2</sup> character house with swimming pool set in lush surroundings

Mirepoix , Ariège , Occitanie



# €449,000

inc. of agency fees

4 Beds      270 sqm      0.26 ha

Magnificent, fully renovated 270m<sup>2</sup> character house with swimming pool, set in a vast 2638m<sup>2</sup> landscaped garden, located in a quiet,...

### At a Glance

**Reference** MFH-MPAR02377

**Near to** Mirepoix

**Price** €449,000

**Bed** 4

**Pool** No

**Hab.Space** 270 sqm

**Land** 0.26 ha

**Land Tax** N/A

### Property Description

Magnificent, fully renovated 270m<sup>2</sup> character house with swimming pool, set in a vast 2638m<sup>2</sup> landscaped garden, located in a quiet, leafy setting.

Ground floor: large 11m<sup>2</sup> entrance hall leading to a 71m<sup>2</sup> living room with open fireplace, separate kitchen fitted with quality materials made by a cabinet maker, 9.6m<sup>2</sup> room, utility room, wc.

1st floor: landing leading to a shower room, 4 large bedrooms, including a 24m<sup>2</sup> master suite with shower room and dressing room, giving access to a balcony with magnificent views over the garden, large 19m<sup>2</sup> library.

Attached garage 35m<sup>2</sup> with mezzanine.

Outside, there is a second 36m<sup>2</sup> garage for two cars, as well as a wood shed and lawnmower shed.

There is an automatic watering system.

Offering an ideal living environment, this property is equipped with oil-fired central heating, double glazing, wooden joinery, exposed stonework and beams, and individual drainage.

Comfortable living, not overlooked and quiet, this property is less than 10 minutes from Mirepoix, not far from the main roads. Just 1 hour from Carcassonne, a magnificent medieval town, Toulouse airport 1 hour and 10 minutes away.

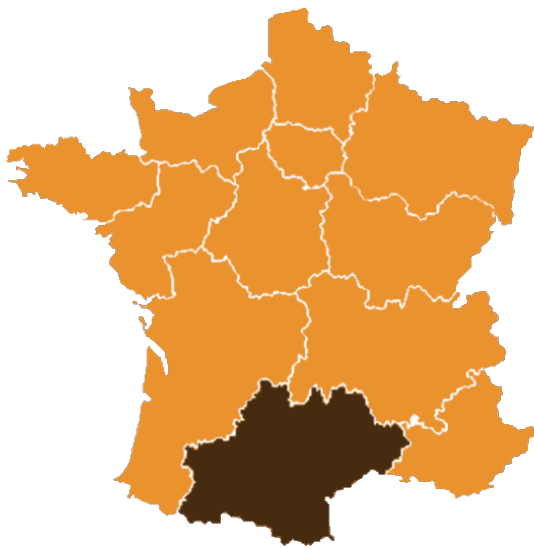
## Summary

Property type:	House
Bedrooms:	4
Price	€449,000

## Key Information

Internal Area:	270 sqm
Land Area:	0.26 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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