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## Amazing farmhouse renovated on 128ha of land, no neighbour and magnificent...

Carla-Bayle , Ariège , Occitanie



# €485,000

inc. of agency fees

5 Beds   1 Baths   415 sqm   1.28 ha

Beautiful renovated farmhouse  
415m2 total offering a  
magnificent view of the  
Pyrenees on a plot of 1.28ha with  
adjoining outbuildings...

### At a Glance

**Reference** MFH-MPAR02378

**Bed** 5

**Land** 1.28 ha

**Near to** Carla-Bayle

**Bath** 1

**Pool** No

**Price** €485,000

**Hab.Space** 415 sqm

**Land Tax** N/A

### Property Description

Beautiful renovated farmhouse 415m<sup>2</sup> total offering a magnificent view of the Pyrenees on a plot of 1.28ha with adjoining outbuildings 121m<sup>2</sup>, part of which is being converted for small apartment.

Ground floor: Living /dining room 61.5m<sup>2</sup> with fireplace and large glass wall south side towards the Pyrenees, large opening to the kitchen 16.8m<sup>2</sup> fully equipped, bedroom 12m<sup>2</sup>, hallway 9.9m<sup>2</sup>, 2 bedrooms 17.5 and 12m<sup>2</sup> including the largest with large closets, bedroom 19m<sup>2</sup> with access to the bathroom 10.7m<sup>2</sup> (completely new, WC, bidet, corner bath and washbasin), wc and laundry room 10m<sup>2</sup>. Access to large gym/ leisure 32m<sup>2</sup>, large closet/ arrangement 9 m<sup>2</sup>

1st floor: bedroom 14m<sup>2</sup>, office 7.8m<sup>2</sup> and mezzanine 14m<sup>2</sup>. Convertible attic 140m<sup>2</sup> m<sup>2</sup> and one of 70m<sup>2</sup>

Adjoining, there is also an old shed whose transformation into a 40m<sup>2</sup> apartment has been started, part of the structural work is done as well as the sewage disposals.

The outbuildings 121m<sup>2</sup> consist of 2 hangars of 25 and 65m<sup>2</sup> and a garage 31m<sup>2</sup>

The house is in excellent condition, it has walls in raw land lined with glass wool, a roof with flexo-tile cover and tiles crocheted on a traditional screed. Double glazing including some very recent (top quality), new bathroom, completely redone floors (solid oak parquet and tiled flooring in the kitchen), heating by heat pump or radiator (leisure room). Sanitation (2020 )

The land surrounds the building, there is a pond and there is no neighbor nearby.

Located less than 7min from the amenities of the Fossat, 40min from Foix and approx. 1 hour from Toulouse.

A beautiful unique place with many possibilities

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€485,000

## Key Information

Internal Area:	415 sqm
Land Area:	1.28 ha

## Location: Occitanie



## Gallery







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**S. and L. BROWN**



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