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Countryhouse with outbuildings with 2600m² of land

Saint-Ybars , Ariège , Occitanie



€249,000

inc. of agency fees

4 Beds 1 Baths 155 sqm 3.4 ha

Farmhouse 155m² with
outbuildings 160m² on land of
approx. 2600m² with lovely
views over the surrounding
countryside, approx....

At a Glance

Reference	MFH-MPAR02379	Near to	Saint-Ybars	Price	€249,000
Bed	4	Bath	1	Hab.Space	155 sqm
Land	3.4 ha	Pool	No	Land Tax	N/A

Property Description

Farmhouse 155m² with outbuildings 160m² on land of approx. 2600m² with lovely views over the surrounding countryside, approx. 10 minutes from Lézat sur Lèze and its amenities.

Ground floor: fitted kitchen 27.6m² with wood burner, sitting room 33.4m² with pellet stove, WC and bathroom (shower, bath and washbasin). Cellar/laundry room 9.8m².

1st floor: accessed via the lounge: 2 bedrooms of 15.3m² and 13.4m², one with a dressing room and the other with a cupboard.

1st floor: accessible via the kitchen: large hallway 11.4m², 2 bedrooms 17.6m² and 12.2m² and WC.

Attic: (reflector-type insulation in the ceiling), approx. 30m² useful, the remainder is crawl space of 25m².

The outbuildings consist of a 28m² garage with professional cold room, a 47m² metal framed hangar with tiled roof and a 37m² open garage.

Immediately habitable, this pretty farmhouse has been renovated over the last 20 years and has wood and pellet heating, double glazing and a recent septic tank...

Ideally situated in the countryside with no close neighbours and around 10 minutes from Lézat sur Lèze, this property offers numerous possibilities for a family needing space/outbuildings. Approx. 1 hour from Toulouse.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€249,000

Key Information

Internal Area:	155 sqm
Land Area:	3.4 ha

Location: Occitanie



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S. and L. BROWN



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