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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. 10 minutes from Lézat sur Lèze and its amenities. Ground floor: fitted...

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

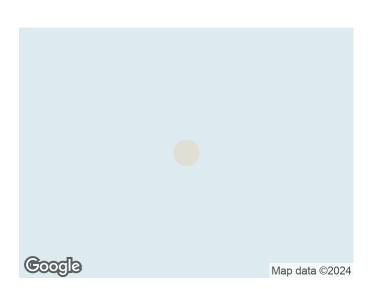
Price €249,000

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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