



Ref : 9782CHG

Ariege, spacious village house 13th century bases, 13 rooms, swimming pool

📍 Area Saint-Ybars



Habitable : 481 m²



Usable : 709 m²



Land : 557 m²

577 500 €

Luxurious residence for sale Ariège. In a fortified village near Lézat and the Lèze valley, superb house of character bases XIII th century entirely renovated in 2008, of approximately 481 m² livable, 13 rooms in suite, quiet location with 3 terraces of which one with sight over the Pyrenees Ariégeoises without opposite with a small garden next to a covered heated swimming pool.

IN SUMMARY

Rooms : 17
Bedrooms : 13
Bathrooms : 13

Swimming pool : yes
Garage place : nc
Parking space : nc
Outbuildings : no



Heat pump



Adsl

Advantages : 13 ensuite rooms | views over the Pyrenees

SERVICES



1st Shops : Nearby



All shops : Nearby



Kindergarten : Nearby

Elementary : Nearby

ENERGY INFORMATION

Consommation conventionnelle 140,70 kWh/m².an

Estimation des émissions 5,70 kg éqCO₂/m².an



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DESCRIPTION

This large house has 13 spacious bedrooms, en suite with surfaces between 12 m² and 22 m², each with its individual bathroom or shower room in excellent condition.

The omnipresent charm of the property is completed by 2 beautiful equipped kitchens of 13m² and 14m² giving on two living rooms of 35 and 40 m².

Relaxation areas including a game room, cinema room, large heated indoor pool to enjoy all year round.

3 terraces of 18 m², 41 m² and 46 m² with different exposures to enjoy the sun all day.

Possibility to divide the property in 2 houses.

This property has been entirely renovated with taste and with quality materials while mixing the stone walls of more than 1 meter with loopholes preserved, the wood kept in its state for a warm atmosphere. The whole was realized with professionalism with very beautiful finishes.

The insulation has been done by the roof and at ground level.

The wooden windows are double glazed.

The heating on the ground on all the surface is provided by a recent and economic heat pump. We note the presence of a wooden fireplace for the authenticity of the property.

The pool is also heated by a heat pump.

The property is connected to the main sewer.

The mixture of stone, wood and white walls gives this property an undeniable charm where everything has been thought of for the comfort of everyone.

No work to be planned. Ready to move in.

Are you interested ?



Marie

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