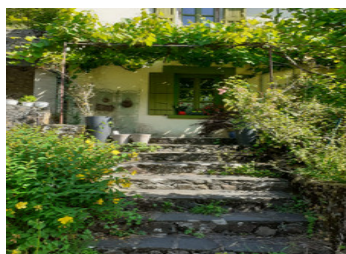
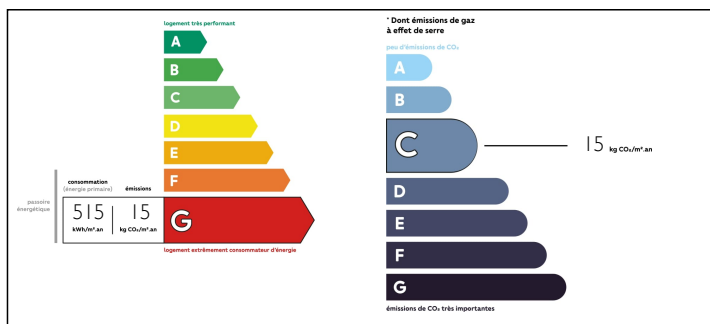


Rare ! Foix 12km-Former presbytery, 13th century village in the Ariège Pyrenees.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Le Bosc
Department:	Ariège
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	15800 m2

IN BRIEF

Large building, former presbytery, 12km from Foix, a XIII century village, very touristic, in the Ariège Pyrenees. Built with old-fashioned methods and renovated over the years, you will be charmed by its old stones, its exposed beams, its period floor tiles and a large and beautiful wooden staircase. The adjoining outbuildings can be converted into a small holiday home to accommodate family and friends. In the magnificent rose garden, a beautiful studio of 45m2, with a possible mezzanine. Given the configuration of the house, it is possible to exploit it as a bed and breakfast, or as a Gîte, or any other commercial activity. Independent entrances.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 669 EUR

NOTES

DESCRIPTION

Built with old-fashioned methods and renovated over the years, you will be charmed by its old stones, its exposed beams, its period floor tiles and a large and beautiful wooden staircase.

The adjoining outbuildings can be converted into a small holiday home to accommodate family and friends. In the magnificent rose garden, a beautiful studio of 45m2 needs to be finished (WC/shower), with a possible mezzanine. Given the configuration of the house, it is possible to exploit it as a bed and breakfast, or as a Gîte, or any other commercial activity. Independent entrances.

The house: situated on a wooded plot of 15800m2: on the ground floor: 1 large entrance hall with wooden staircase - 1 dining room - 1 kitchen-dining room - 1 living room with wood stove

On the 1st floor :

On the left, 3 bedrooms with beautiful wooden floors.

On the landing, 1 bathroom with toilet

On the right, a bedroom with fireplace.

2nd floor :

Attics - Storage room and cupboards

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>