

Unique 19th century village house! Great Investment!

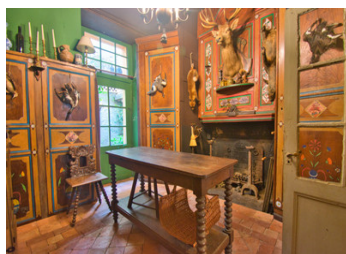
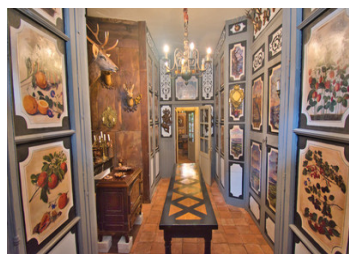


INFORMATION

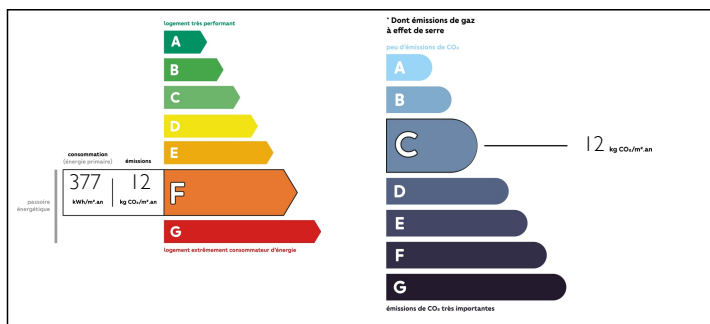
Town:	Bélesta
Department:	Ariège
Bed:	4
Bath:	2
Floor:	111.41 m2
Plot Size:	20 m2

IN BRIEF

Extrordinary house in the centre of a beautiful small village with all amenities This house is more like a museum inside but would be interesting to live in. The outside space is a courtyard with a fountain. The dining room is across from the kitchen on the other side of the courtyard.

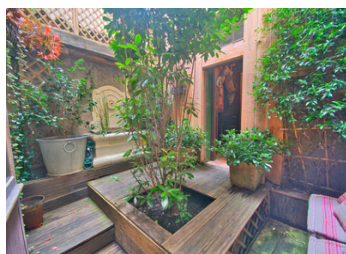


ENERGY - DPE



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: 324 EUR

Taxe habitation: 276 EUR

NOTES

DESCRIPTION

The house probably dates back to the 12th century, but has been altered over the years.

The street facade is very simple, with grey cement, an old double door and old shutters that have been deliberately left as they are.

It faces east/west.

The sun rises on the half-timbered rear façade and stays there all morning.

In the afternoon and evening, it shines on the street side of the highest part of the house.

There are no neighbours on the street side.

The ground floor comprises an entrance room with a cloakroom, a laundry area, a large cupboard, wood storage and a bicycle shed.

The room has a wood-burning stove that partly heats the house.

This room can be used as a dining room from time to time.

The kitchen is a passageway leading to an open-air patio.

A working fireplace heats the kitchen in winter and is ideal for grilling, etc.

The technical appliances and cleaning equipment are all concealed in the wood panelling (gas cooker, extractor hood, fridge, sink, etc.), as are the cupboards for crockery and foodstuffs.

The patio is a green space with a fountain and a seating area for aperitifs.

The patio is bright but not sunny.

In fine weather, the sun shines only on one wall, at the end of the morning, for around two hours.

It remains cool and pleasant in the heat of summer.

From this patio you enter a summer room, currently used as a dining room.

On the first floor there is a landing with a blind shower room...