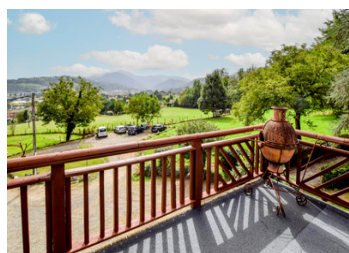


House with 2 gites, outbuildings and pool on 17000 m2 of land. A beautiful home generating an income.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Lizier
Department:	Ariège
Bed:	10
Bath:	5
Floor:	482 m2
Plot Size:	17416 m2

## IN BRIEF

A secluded home with two gites yet only a 5-minute drive to the centre of St Giron and St Lizier with large commerce, restaurants and amenities – a rare find. The property offers superb potential as a home and/or a business: • Family home with long or holiday rental income • Extended family home – three separate properties • Ideal for a group of friends to purchase and share the costs and have the ability to invite large numbers of friends to holiday and visit • Investment – all the properties could be rented to provide income • Home, rental, farm and market garden (large potager) • Camping/yurts (subject to permission from the local council) • A combination of the above There is potential additional land for sale if required. A full description of each building and the accommodation is given below. SKI The ski resort of Guzet is just 43 km away with 40 km of runs: \* 20 km blue \* 14 km red \* 6 km black

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: 1412 EUR**

## NOTES

## DESCRIPTION

Each of the buildings has its own, independent:

- Heating
- Water
- Electricity
- Septic tank (conforming to regulations)
- Parking
- Garden

All the windows in each property are double glazed.

Below is a full description of each of the buildings.

### MAIN HOUSE

Situated on a sunny emplacement with views of the surrounding land and across to the mountains, with two large patio/terraces the home consists of the following:

### GROUND FLOOR

Passing the covered terrace to the right the door opens into the entrance hall with

- Video intercom for the gate into the land
- Radiator
- Reversible heat/air con wall unit

Facing the entrance hall is the staircase to the first floor and a hallway with a wood burning stove (with back boiler). A door at the end of the hallway leads into a storage room.

To the left of the hallway there are two doors into:

A fully tiled shower room

A spacious lounge with:

- Wooden floor
- 2 radiators
- 2 sets of patio doors
- Wooden ceiling beams
- Wood burning stove (with back boiler)