



Mas, Farm,

09500, Ariège, Occitanie

€595,000

Ref: 2448

* Available * 2 Beds * 1 Bath

Charming farm house with spacious and light 6-7 bedrooms, beautiful views of the countryside, 17ha of land, potential organic certification for 9.7ha, located on the edge of a hamlet and close to...

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French Entrée 

Property Description

A lovely farmhouse set in beautiful countryside situated in Pamiers area, Midi Pyrénées, Occitanie, South of France, with 17ha of land (9.7ha was previously certified organic). It is rare to find a property with excellent road connections to amenities and yet such a tranquil setting. The land completely surrounds the property and provides a lovely view of the countryside which can be enjoyed from a sun-drenched terrace all year round. The terrace has a covered dining area ideal for outside dining in the summer. The land offers mixed farming and woodland, and was previously used to grow currants and there is the potential to reinstate the 2018 organic certificate for 9.7ha. Not included in the sale but potentially available is the substantial irrigation system, 24m³ cold store room, tractor and farming equipment.

Description of Building This house offers about 353m² living area over three floors. **Ground Floor:** The ground floor of this property has a large, open plan fully equipped kitchen-diner (50m²) with large patio doors giving direct access to the terrace and the garden. The kitchen leads onto a living room with a wood fired stove (26m²), laundry room (11m²), shower room (5m²) and off the entrance is a downstairs bedroom (23m²) with en-suite shower room (5m²). There is access from the house directly to the garage (85m²) which houses the gas fired heating system and cold store room previously used to store the currant plants. **1st Floor:** The first floor can be reached via the staircase from the entrance and leads up to the master suite of bedroom (27m²) and en-suite bathroom (13m²). Along the corridor there are 2 bedrooms 22m² and 25m² and a family bathroom (6m²). There is a further bedroom (15m²) with an en-suite shower room (5m²). All rooms and bathrooms are of a high decorative standard. There is also access to the attic space above the garage (86m²). **2nd Floor:** The large attic space has been converted into a bedroom (29m²) and a second bedroom that is being used as an office (36m²) and there is also a toilet (2m²), skylights ensure that the space is well lit. Garage with a total space of 85m² which includes the room for the heating system and the cold store but would still have space for two cars, and storage above on the first floor.

Grounds There is a total of 17ha 53a 25ca of land ? part fields and part woodland. In 2018, 9.7ha was certified organic and this could potentially be reinstated ? the original certification is available. It really is a beautiful setting with streams criss-crossing the land and rolling hills framing the view. Most of the land is accessible directly from the house but some parts are slightly fragmented. There are also two plots which may be constructible subject to planning application. As the land was previously farmed there is also substantial amount of equipment which could be purchased separate from the sale of the house including a cold store room, tractor, irrigation tank and system, various farming equipment like wood cutters, mowers etc.

General Condition This property is in an excellent condition with nothing to do and double glazing throughout, with a gas fired central heating and a wood-burning stove it is ready to move into. **Comment** An idyllic spot with real potential for organic farming activity. A wonderful opportunity to earn an income from the property that isn't only reliant on tourism. This is a beautiful, tranquil spot that must be seen to be truly appreciated!

Gallery

