

Old property with a large barn attached and a hectare of land. Positive CU (B) operational



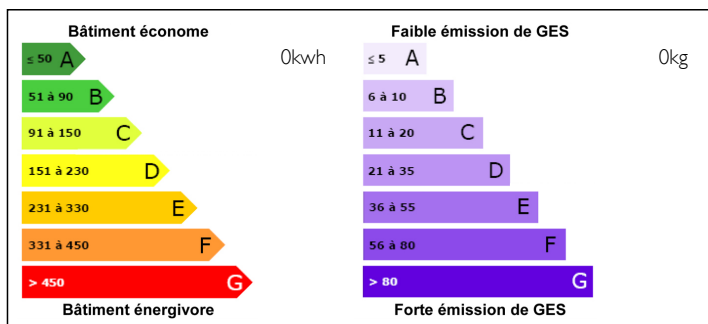
## INFORMATION

Town:	EUP
Department:	Haute Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	10775 m2

## IN BRIEF

Situated on the edge of the village of Eup this old inhabitable house with barn can be converted into a lovely family home. The owner has had a structural survey completed and has a positive CU (B) operational stating that it is possible to convert the property into a large family home, to build a pool house and have a large swimming pool. If you are looking for a project here in the Pyrenees, this could be perfect. SKI INFORMATION • 17-minute drive to Le Mourtis Ski Resort (12 km) • 22-minute drive to Superbagneres Ski Resort (20 km) • 45-minute drive to Peyragudes Ski Resort (35 km) • 51-minute drive to Baqueira/Beret in Spain (49 km)

## 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.



## DESCRIPTION

The property is in the heart of the Midi Pyrenees with access to all the different activities and places to visit.

Toulouse International airport is 1h 20 minutes away and Tarbes/Lourdes airport is under an hour.

## REGION

In the immediate vicinity you have the following activities and amenities available to you:

- Downhill skiing, snowboarding, snowshoeing and cross country skiing
- Walking and hiking trails at all levels
- Mountains, lakes and village outdoor swimming pool (in Summer)
- Cycling (cross country and Tour de France mountain passes)
- Paragliding, rafting, canoeing, hunting, horse-riding and fishing
- Spas (Luchon, Balnea and Lès in Spain)
- Shops, restaurants and historical sites

The nearest large supermarket, Intermarche is 5km from the house but the little local village has a small supermarket and bakers.

Lac Gery is a hidden gem less than 5 minutes by car with a restaurant open from April to October, pedalos, ponies, rafting, a boules court, fishing and the most peaceful surroundings and amazing views.

Please do contact us with your questions or to request a visit.

## LOCAL TAXES

**Taxe foncière: 76 EUR**

## NOTES