

Great price for this 2 bedroom house with a garden, conservatory, parking, and views of the mountain. Perfect holiday home close to skiing and other activities....



## INFORMATION

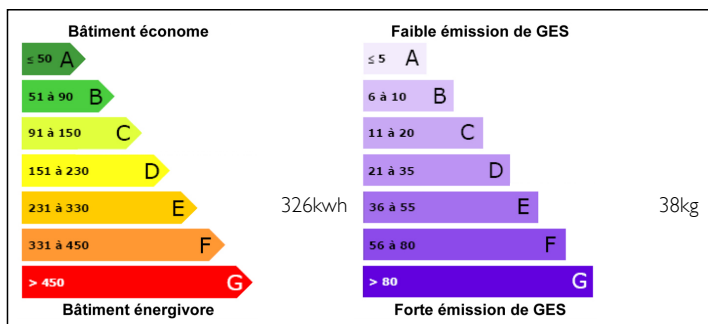
Town:	CHAUM
Department:	Haute Garonne
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	595 m2



## IN BRIEF

A two-bedroom house with an easy to maintain garden, for the price of a one bed apartment. No management fees, no noisy neighbours set in a lovely peaceful location. Situated in a small village, this perfect holiday home is in a sunny emplacement with views of the mountains. The property has been renovated and has a lovely flat garden with parking with sufficient space to add a swimming pool (subject to planning permission). SKI INFORMATION • 22-minute drive to Le Mourtis Ski Resort (15 km) • 23-minute drive to Bagnères de Luchon – Superbagnères Ski Resort (20 km) • 47-minute drive to Peyragudes Ski Resort (36 km) • Mountain views

## ENERGY - DPE



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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

If you are looking for a holiday home close to all the activities on offer in this beautiful region, this property may tick all your boxes.

You can walk to the nearest restaurant and it is just a 5-minute drive to other shops and services.

The house has been renovated and has polished wooden floors, built in wooden cupboards, there is very little maintenance – just arrive with your suitcase and enjoy your holiday.

It would also be possible to rent the property if required to generate some revenue.

### GROUND FLOOR

A gate opens onto the terrace with a double-glazed door into the salon with tiled floor, a wood burning stove, reversible heat/air-conditioning unit and a radiator.

A door opens into the veranda with sliding glass doors, the perfect place to enjoy breakfast no matter what weather with views of the mountains and the garden.

From the salon you walk into the kitchen/dining room. The dining area has clic-clac flooring and the kitchen is fully tiled. There are built in kitchen units and a double-glazed window and a second reversible heat and air conditioning unit.

The shower room with wash basin is situated off the kitchen.

### FIRST FLOOR

From the kitchen a lovely polished wood staircase winds up to the first-floor landing with a small office area and a 3rd reversible unit.

There is a separate wc on this floor and two

## LOCAL TAXES

**Taxe foncière: 205 EUR**

## NOTES