LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 118049CMC31 Price: 385 000 EUR

agency fees to be paid by the seller

Elegant 5 bedroom mansion with private enclosed landscaped garden, mountain views, balconies.















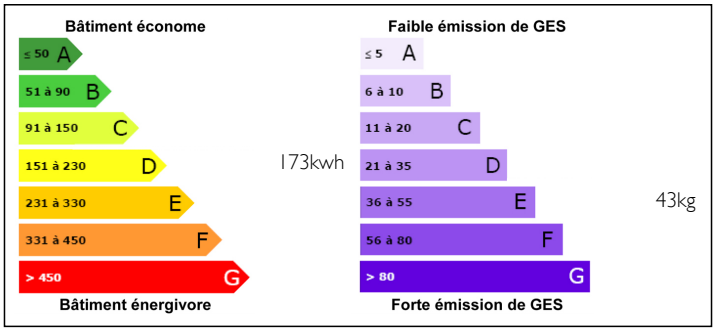
INFORMATION

Town:	Guran
Department:	Haute-Garonne
Bed:	5
Bath:	3
Floor:	236 m2
Plot Size:	4425 m2

IN BRIEF

Beautiful house and grounds on the edge of a little village just 10 minutes from Bagnères de Luchon. Possible uses : • spacious yet warm and comfortable family home with a lovely landscaped garden • superb holiday home to share with family and friends and with the potential for income generation • elegant bed and breakfast having 5 large bedrooms and 3 bathrooms - the entrance alone would impress potential guests • perfect property to buy and share with friends The spacious rooms have high ceilings and beautiful features. There is a superb, large dining kitchen. Perfectly located to access all the different attractions, activities and villages in the region 1h20 minutes to the International Airport of Toulouse 25 minutes to railway station and motorway. • 14-minute drive to Bagneres de Luchon/Superbagneres Ski Resort (12 km) • 28-minute drive to Le Mourtis Ski Resort (20 km) • 39-minute drive to Peyragudes Ski Resort (29 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.

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LOCAL TAXES

Taxe foncière: **1300 EUR**

NOTES

DESCRIPTION

A fabulous opportunity to purchase a lovely property, full of character and on the edge of a little village with stunning views of the surrounding mountains and countryside.

As you pass through the electric gates of Chateau Laffargue into the grounds, you cannot fail to be impressed as you look down to the mansion.

There is a long driveway to the property that culminates in a little turning area in front of the house with a statue.

Either side of the drive there are plants and shrubs which, when in full bloom look stunning.

Steps on the right of the drive provide access to the raised garden area and to the left there is a terrace – a perfect spot for dinner parties on hot summer evenings.

On sunny days, the front of the house receives sunshine throughout the day and, to the evening, it passes round to the two balconies at the side of the property.

The lower garden has solar panels that heat the water.

GROUND FOOR

Walk in through the double doors and you find yourself in the spacious hallway with stairs leading up to the higher floors and a mini corridor with door and steps leading down into the cellar. The floor has an attractive original mosaic floor.

To the right of the hallway is the dining room and kitchen. This room has a lovely feel with pretty duck egg blue walls, a wooden floor in the dining area and tiles in the kitchen. You can easily imagine cooking...