

Pretty village mountain house with business potential having a separate 2-bed apartment, garage, garden, courtyard and lovely views of the mountains. The property and garden are...



INFORMATION

Town:	BOUTX
Department:	Haute Garonne
Bed:	4
Bath:	2
Floor:	111 m2
Plot Size:	460 m2

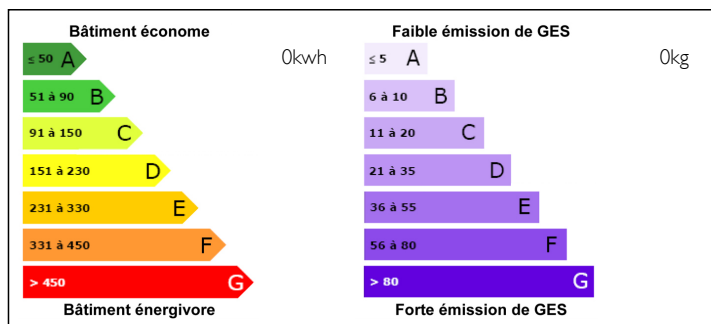


IN BRIEF

Tucked away in a lovely typical Pyrenean village, this lovely house and apartment would be an ideal family or holiday home. There is the possibility of renting the apartment for additional income generation. Ideally positioned for all outdoor mountain activities including skiing, hiking, cycling, mountain-biking, fishing and rafting. The garden, courtyard and property is entirely enclosed making it secure and private. The courtyard and garden are south facing.

Ski Information: • 12 minute drive to Le Mourtis Ski Resort (8 km) • 25 minute drive to Superbagnères Ski Resort (23 km) • 48 minute drive to Peyragudes Ski Resort (38 km) • Views of the surrounding mountains

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.



LOCAL TAXES

Taxe foncière:

1060 EUR

NOTES

DESCRIPTION

Situated in a small, Pyrenean village just 3km from the larger visit of Saint Beat, this lovely house and apartment has an enclosed courtyard and garden and views across the village to the mountains.

You enter the grounds via the pretty gate. The courtyard has hedges and plants and paving in stone and slate.

HOUSE

From the courtyard, you enter the main house via the main doorway under the pretty Juliet balcony.

GROUND FLOOR

The main door to the property has an iron grill making it very secure and opens into a large living room with a tiled floor, half panelled walls and a large open fireplace. The owner has added a ceiling with panels that allow additional light to enter making this room unusually bright for a village house.

To the right is the dining room, again with a tiled floor, half panelled walls, fireplace and wooden ceiling

To the left, an archway leads into the kitchen with tiled floor, wooden fitted units, dishwasher, gas hob, extractor fan, microwave, fridge etc. A door from the kitchen leads directly out onto the courtyard.

A door from the kitchen leads into the bathroom (bath, bidet and wash basin) with tiled floor and half tiled walls and a separate WC.

Between the dining room and living area the original wooden staircase has a cupboard underneath and takes you up to the first-floor accommodation.

FIRST FLOOR

At the top of the stairs is the open area over the