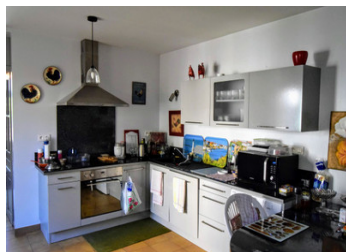


2 bedroom house with great development potential in a small village near to Bagnères de Luchon



INFORMATION

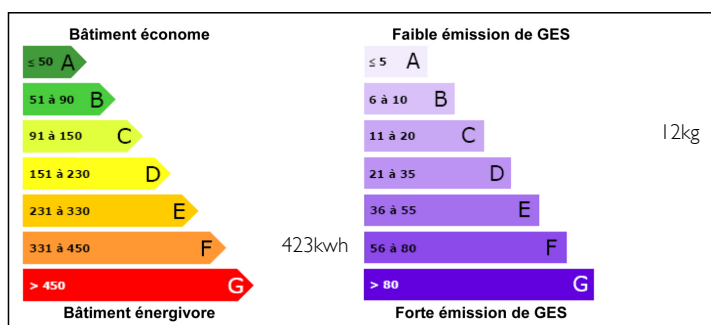
Town:	Galié
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	285 m2



IN BRIEF

This house is just a short drive from Bagnères de Luchon located in a small quiet village. The property has a large living room and a modern kitchen diner leading to the rear terrace and garden. On the first floor are 2 double bedrooms one with an ensuite shower room and one with a dressing room. There is also access to the attic which could be an additional bedroom. There is a 2 storey workshop attached to the property which could easily become more accommodation or even a separate apartment.

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

This property offers a real opportunity to provide a good size family home or has the flexibility to become a house and separate apartment if preferred.

The large living area is found at the front of the property, this light and airy space has access to the small hallway and the kitchen / living area.

The modern kitchen has good appliances, a new wood burner and double doors leading to the rear courtyard and garden.

On the first floor are two double bedrooms, the first is a very large bedroom overlooking the front of the house and the rear garden, it also has an ensuite shower room. The second double bedroom has a dressing room attached which could be an ensuite shower room or a link to the attached barn and workshop. This barn and workshop could easily be developed into additional accommodation on the ground and first floor or could be a separate one bedroom dwelling. The large attic also provides an opportunity for providing further accommodation or would be useful for storage.

Outside to the rear of the property is a nice courtyard terrace area and a private and secluded garden. There is also an area that could be easily converted into a parking area for a vehicle.

The property is a good size, is in good condition and offers real opportunities for development.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES