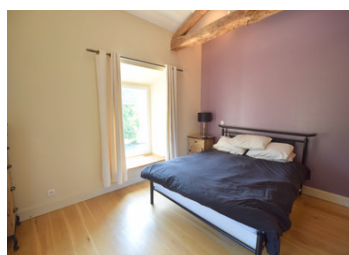


Secluded renovated farmhouse, enclosed garden and pool. Unobscured views, gite semi-renovated (poss revenue)

EXCLUSIVE



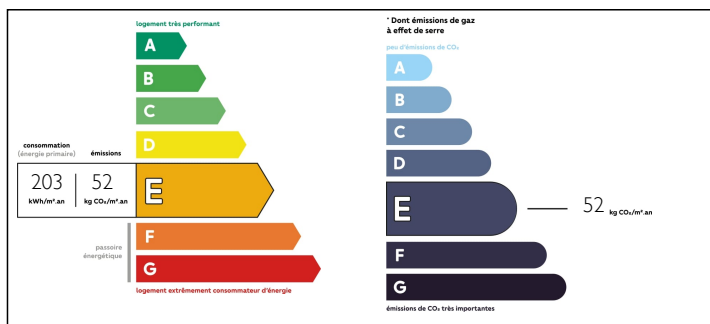
INFORMATION

Town:	Lodes
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	201.47 m2
Plot Size:	2017 m2

IN BRIEF

A beautifully farmhouse, restored to a high standard with a 2-bed gite and large swimming pool. A tasteful and imaginative renovation, designed with a central open staircase leading up to a mezzanine access to the first floor accommodation. The grounds are lovely with a courtyard and summer kitchen, flat garden and terrace with panoramic views that stretch into the distance. The large pool has a sliding cover for security and to retain the heat but also gives shade on very hot summer days. Completely peaceful,, not overlooked and idyllic, Situated on a quiet country lane yet only 10km to Saint Gaudens, the main town of the region with every service, shop and amenity required. Under an hour you have a choice of two ski resorts - Le Mourtis (near St Beat) and Superbagnères accessed via a telecabin from the centre of Luchon - a spa and ski town known as...

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: 1400 EUR

NOTES

DESCRIPTION

Situated on a quiet village lane, you enter the grounds via a pedestrian gate or a sliding gate to the undercover parking.

This pretty renovated farmhouse with a separate gite has views stretching across the farmland and is not overlooked by any neighbours, it is peaceful and private.

Please look at the 360 degree tours of each room where you can zoom in and look at each aspect of the rooms from floor to ceiling. Plus the staging of the ground floor of the gite (before and after views).

The windows are double glazed with fitted sliding mosquito blinds and wooden shutters.

HOUSE – GROUND FLOOR

The entrance to the property opens out into the large open plan living area (approx. 70 m2). You immediately get a sense of space and light. In the centre a stunning open plan staircase rises to the mezzanine style hallway on the first floor and as you look up you can see the original wooden beams above you.

The living area has a tiled floor throughout, exposed original beams and is divided into three separate areas.

To the left is the Lounge with:

- Two doors leading out to the pretty courtyard with an open fire and covered summer kitchen with barbecue
- Radiator
- Jotul wood burning stove set in an attractive stone wall
- Spotlights
- Window facing the terrace and pool

In the centre is the dining area with: