

Renovation project – A large stone house in a village in the heart of the French Pyrenees.

EXCLUSIVE

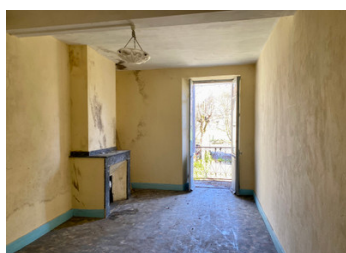
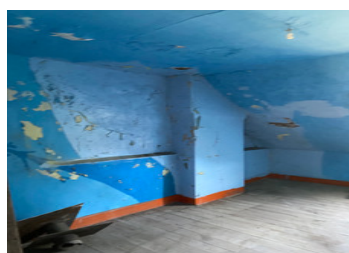


INFORMATION

Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	7
Bath:	2
Floor:	220 m2
Plot Size:	498 m2

IN BRIEF

A substantial house with a sound roof, in an excellent position for walking, skiing and cycling, but requiring renovation throughout: a new electrical system, new plumbing, and a new drainage system, along with the refurbishment of every room. Suited to a buyer looking for a serious project rather than a property in need of light updating.



ENERGY - DPE

DPE not required.

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 is a complete renovation project. The roof has been repaired and is sound and watertight, with new Velux windows fitted in the attic, but that is the extent of the work carried out to date. The remainder of the house requires full refurbishment throughout, including a complete rewire, complete replumbing, and renewal of the walls, floors and ceilings. There is no mains drainage in the village, and the property's waste currently runs into the nearby stream, so a new drainage system (septic tank or package treatment plant) will also be needed. Mains electricity and water are available in the road but are not currently connected to the house.

This is not a property for anyone hoping for light cosmetic work or a quick turnaround. It is a project for a buyer prepared to take on a full renovation, with the budget and patience to see it through.

Accommodation

The house was divided into two separate dwellings by a previous owner, and one feature remains from that period: two staircases. The house is no longer split, however, and is sold as a single property, with a single kitchen. There are two entrances, on different lanes: one through the gardens at the front, and one via a lane to the rear.

Ground floor

- Entrance hall, tiled, with a WC and an unfinished shower room off it; both could be removed to make a larger and more practical hallway
- Garage running the full length of the building, with a small...

NOTES