LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A32120CMC31 Price: 145 000 EUR

agency fees to be paid by the seller

Perfect holiday home in the Pyrenees mountains close to skiing, lakes, cycling, walking in an idyllic location







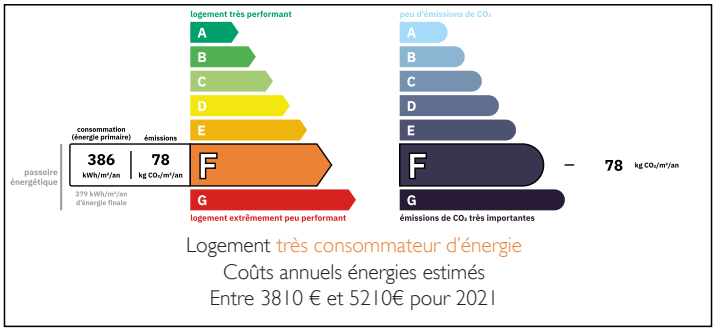








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3810 € et 5210€ pour 2021

INFORMATION

Town:	Boutx
Department:	Haute-Garonne
Bed:	4
Bath:	1
Floor:	91 m2
Plot Size:	1150 m2

IN BRIEF

LOCATED IN LACUS (COMMUNE BOUTX)
Looking for a peaceful holiday home surrounded by nature yet close to mountain activities? This charming retreat could be your ideal getaway.

Nestled in a serene hamlet on the renowned Col de Mente, popular Tour de France route, this home offers tranquility just 15 minutes from a picturesque village with shops, services, restaurants, cafés, and a lively open market twice a week.

With the soothing sound of a river flowing below, this property provides the perfect escape. It boasts 4 bedrooms, each offering stunning views of the hamlet, mountains, and countryside, all set on 1,150 m² of land.

Whether you choose to rent it out to tourists seeking outdoor adventures or keep it as a private retreat, this home offers the perfect balance of

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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NOTES

DESCRIPTION

Discover Tranquility in the Heart of the Pyrenees.

Nestled in a peaceful hamlet on the Col de Mente, this charming property offers an idyllic retreat with stunning mountain views and a serene ambiance, perfect for escaping the hustle and bustle of everyday life.

Set on 1,150 m² of land filled with fruit trees, bushes, and a lush lawn, this home combines rustic charm with modern comforts.

Ground Floor: Welcoming and Spacious Living Areas

Living Room (29 m2):

Step through the patio doors into the living room, a delightful space that effortlessly blends traditional charm with modern comfort. With exposed ceiling beams, tiled flooring, and a cozy wood-burning insert fireplace, this open-plan lounge and dining area invites you to relax and unwind.

* Tiled floors
* Exposed beams
* Double-glazed patio doors
* Fireplace (wood-burning)
* Radiator heating
* Open staircase to upper floors

Kitchen (12 m2):

Adjoining the living room, the bright kitchen is designed for both function and style. With built-in units, a gas hob, and access to the terrace, it's perfect for cooking up a feast and enjoying alfresco dining.

* Built-in kitchen units
* Gas hob with extractor hood
* Double-glazed window
* Exposed beams
* Radiator heating