

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

EXCLUSIVE



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.

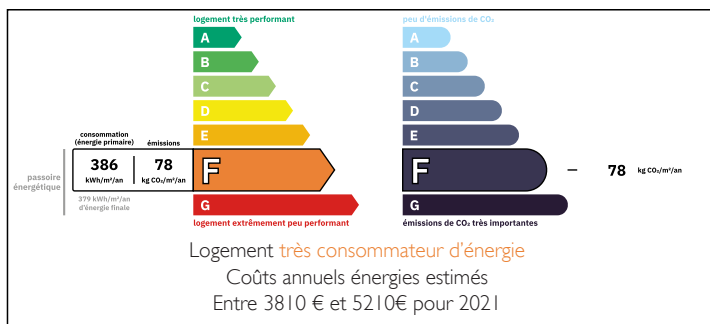
Nestled in a serene hamlet on the renowned Col de Mente, popular Tour de France route, this home offers tranquility just 15 minutes from a picturesque village with shops, services, restaurants, cafés, and a lively open market twice a week.

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



ENERGY - DPE



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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.



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