LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35885CMC31 Price: 229 000 EUR

agency fees to be paid by the seller

Charming 4-bed detached Home in pyrenees village, near all outdoor activities, sunny garden, DPE Grade D







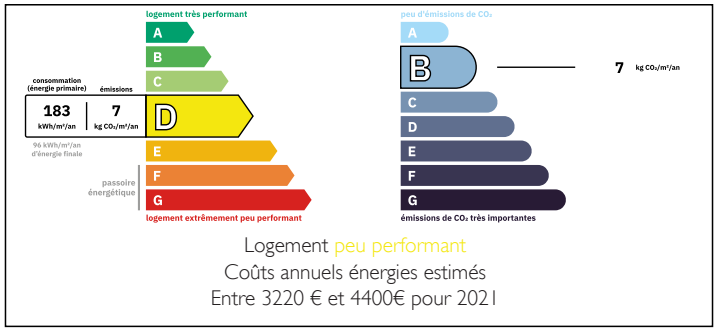








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3220 € et 4400€ pour 2021

INFORMATION

Town:	Sauveterre-de-Comminges
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	733 m2

IN BRIEF

Perfect main or holiday home with opportunity for holiday rental income.

Located in a charming commune of Sauveterre de Comminges, this spacious and character-filled detached home with enclosed garden is ideal as a family residence or holiday home.

The spacious, light-filled living room with elegant tiled floors, and four large windows.

Upstairs, a full-length enclosed balcony offers views of the château and the Pyrenees mountains.

Outdoor lovers will enjoy walking and cycling routes from the doorstep and ski resorts just 40 minutes away.

The sunny, private garden includes a terrace, barbecue, large shed, wood store, and private

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.

- 39 mins to Superbagneres Ski Resort via the telecabin (Bagneres-de-Luchon)
- 54 mins to Peyragudes Ski Resort

Come and discover...







NOTES

DESCRIPTION

Nestling in a peaceful, picturesque commune in the heart of the breathtaking beauty of the Pyrenees, this charming 4-bedroom house harmoniously combines authenticity and modern comfort.

Whether you're looking for a main residence, a holiday home or a rental investment, this property offers a serene setting for year-round adventure.

Discover a spacious, light-filled interior with warm wood finishes and a traditional character. The open-plan lounge and dining room are perfect for cosy evenings after a day in the mountains, while the fully-equipped kitchen invites family meals and entertaining. The four generously-sized bedrooms offer comfort and flexibility for entertaining guests, working remotely or enjoying your leisure time.

Outside, enjoy the terrace, barbecue and garden: the perfect place to admire the view with your morning coffee or a glass of wine at sunset.

Just a short drive from lakes, ski slopes, cycle paths and countless hiking trails, this house is a nature lover's paradise. Everyday conveniences are within easy reach, with shops close by. Spain's Val d'Aran, renowned for its charm, shops and more than 60 restaurants, is just a 30-minute drive away.

Perfect permanent or second home with potential holiday rental income.

Owner is willing to discuss the possibility of including furniture, so ready to arrive and enjoy!

Lets explore the house:

A wooden gate opens onto a gravelled courtyard with parking for 2 cars and a wood store to the left.

GROUND FLOOR

This character-filled home offers two separate