LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36796CMC31 Price: 98 000 EUR

agency fees to be paid by the seller

Charming detached character Pyrenean village house. 3 bedrooms, garage, garden, ready for a new lease of life







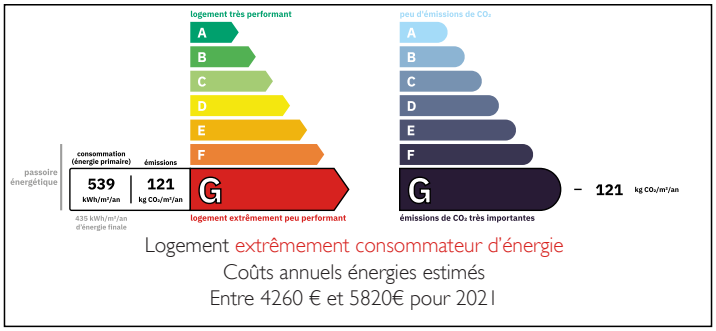








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4260 € et 5820€ pour 2021

INFORMATION

Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	72 m2
Plot Size:	133 m2

IN BRIEF

This characterful village home, offers wonderful potential for renovation with the potential to become a

- charming permanent residence
- holiday retreat
- rental investment

Located on the edge of the historic village of Saint-Béat, near the Val d'Aran and Spanish border, it enjoys a stunning natural setting surrounded by nature.

Outdoor enthusiasts will love the easy access to skiing, hiking, cycling and rafting, with the beautiful Lac de Gery just 5 minutes away.

Step into a home with real potential waiting to be brought back to life, where a little imagination and care could transform it into your perfect mountain

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.

If this property sparks your interest, I'd be delighted to provide more details or arrange a visit at...

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NOTES

DESCRIPTION

Welcome to your future Pyrenean home.

Step through the gate onto a south-facing paved terrace/garden, the perfect spot to enjoy your morning coffee or evening aperitif.

From here, 3 marble steps lead up to the main entrance.

GARDEN LEVEL

To the left of the entrance, steps take you down to a spacious garage featuring
- exposed beams,
- electricity meter,
- garage door
- designated wood storage area.

At the rear, a connecting door opens into a second area, ideal as a workshop or additional garage with
- Bosch oil-fired boiler
- oil storage tank
- window with security grill
- exposed beams
- folding garage door.

There's plenty of room for storing garden tools, wood, and creating a generous workshop or hobby space, tailored to your needs.

GROUND FLOOR

A few steps lead into a small hallway, where doors open into the main living spaces.

LIVING ROOM

Bright and full of charm, this lovely room boasts:

- 7 windows with original wooden shutters, most overlooking a pretty stream below
- Views across to the communal parking at the side of the house