LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37603CMC31 Price: 279 000 EUR

agency fees to be paid by the seller

Spacious mountain home & independent apartment, stunning views & flexible rental potential - 10 mins to skiing

EXCLUSIVE







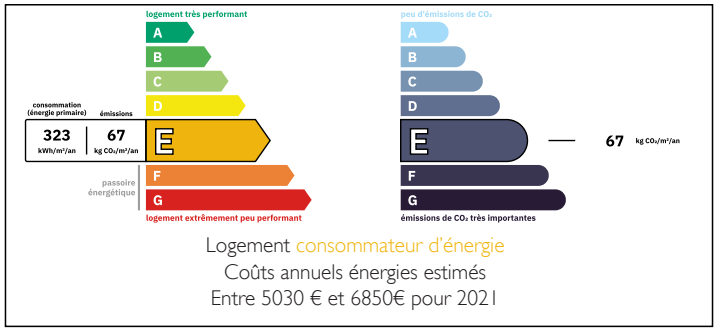








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5030 € et 6850€ pour 2021

INFORMATION

Town:	Boutx
Department:	Haute-Garonne
Bed:	6
Bath:	4
Floor:	207 m2
Plot Size:	2850 m2

IN BRIEF

Perched over the Col de Menté, a famous Tour de France route, this beautifully situated south-facing property offers a rare combination of space, versatility and panoramic mountain views.

The main house and separate apartment provide multiple flexible living and rental options:

* Live in one and rent the other
* Rent both short-term for holiday lets or long-term for steady income
* Use the apartment for family and friends or extended family accommodation

Ideal for multi-generational living or a live/work lifestyle.

Property highlights:

* 6 bedrooms, 4 bathrooms, 2 kitchens

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.

* Tele-cabin Luchon to Superbagneres (25 km)
* Peyragudes (40 km)

The border of Spain is just 14 km away, where the Val d'Aran offers a choice of over 60 restaurants,

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NOTES

DESCRIPTION

This charming property is nestled in a quiet hamlet just above the village of Boutx, accessed via a lane from the renowned Col de Menté.

Surrounded by natural beauty and panoramic views, it offers a rare blend of seclusion and accessibility.

A long private driveway leads to the house, providing ample parking for at least four vehicles. Adjacent to the drive is a large wood shelter, perfect for storing logs for the home's cosy wood-burning stoves.

At the top of the drive, you'll find two spacious, interconnected garages

Garage 1 (left side):

- Mains water connection
- Storage space
- Internal door and staircase leading directly into the dining kitchen – ideal for unloading shopping or accessing the house in bad weather

Garage 2 (larger):

- Central oil-fired heating boiler
- Electricity
- Vehicle inspection pit

HOUSE MAIN FLOOR

Steps lead up to the main entrance and a covered balcony, which in turn opens out to a huge south-facing terrace—the perfect spot for al fresco dining, relaxing with a book, or simply soaking in the uninterrupted panoramic mountain views.

To the left of the steps, a small garden area—currently home to chickens—adds a touch of countryside charm. The eco-friendly micro-station (wastewater treatment system) is discreetly located on this plot.