LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38885CMC31 Price: 344 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (327 000 EUR without fees)

Beautiful family home with panoramic Pyrenean views, large garden and guest accommodation – move-in ready.

EXCLUSIVE

INFORMATION

Town:	Lodes
Department:	Haute-Garonne
Bed:	6
Bath:	0
Floor:	234 m2
Plot Size:	4886 m2

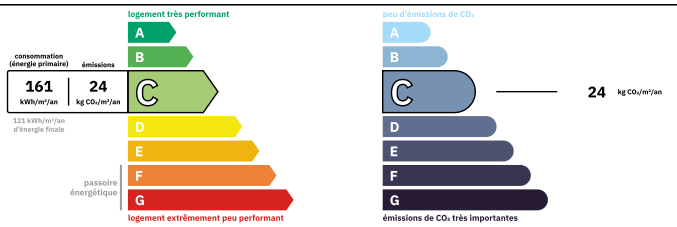
IN BRIEF

Enjoying a peaceful setting in the beautiful foothills of the Pyrenees, this beautifully maintained south-facing home combines space, comfort and stunning mountain views. Ready to move straight into, it offers generous accommodation, a large level garden, superb covered terrace and flexible additional living space ideal for family, friends or potential rental income.

The house is presented in excellent condition throughout and sits within attractive gardens planted with mature trees, shrubs, flowers and vegetable beds, creating a wonderful environment for outdoor living, entertaining and relaxation.

Surrounded by spectacular scenery yet within easy reach of shops, services and transport links, the property offers the perfect balance between rural tranquillity and everyday convenience.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3450 € et 4750€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LOCAL TAXES

Taxe foncière:	**1791 EUR**

NOTES

DESCRIPTION

Beautifully Maintained Home with Gîte, Outbuildings, Panoramic Views and South-Facing Garden – Move-in Ready

Tucked away in a peaceful village surrounded by the foothills of the Pyrenees, this attractive south-facing property offers a rare opportunity: a spacious, beautifully maintained main residence, a separate one-bedroom apartment (ideal for guests or letting), a mature garden with panoramic views, and a collection of outbuildings – all just a short drive from essential services and natural attractions.

This is a home that has been lovingly cared for, with character features, flexible accommodation, and ready-to-enjoy comfort throughout.

Let's step inside and explore the details:

MAIN HOUSE

GROUND FLOOR

Entrance Hall

A welcoming tiled hallway sets the tone for the house. With neutral tones and good lighting, it's the ideal transition space as you move through the home. There is a long wall radiator and staircase leading up to the first floor accommodation.

Bedroom 1 / Study

Currently used as a study, this versatile ground-floor room can also serve as a guest bedroom or hobby room. It has tiled flooring and a large window for natural light.

WC (Separate Toilet)

Convenient ground-floor WC with tiled floor and wash basin, ideal for guests and daily use.