LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42232CMC31 Price: 329 000 EUR

agency fees to be paid by the seller

Two properties with pool, 2170 m2 of enclosed parkland – home with rental and B&B potential in the Pyrenees







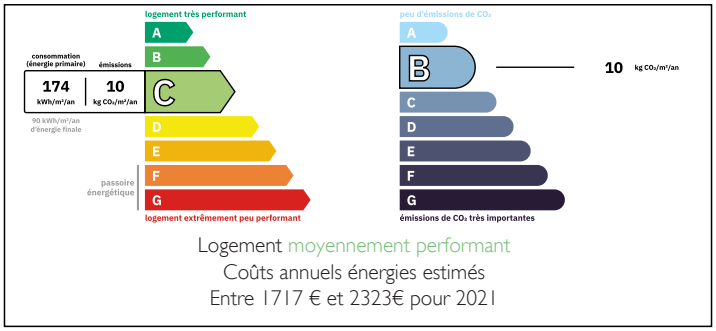








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1717 € et 2323€ pour 2021

INFORMATION

Town:	Labarthe-Rivière
Department:	Haute-Garonne
Bed:	7
Bath:	4
Floor:	252 m2
Plot Size:	2170 m2

IN BRIEF

OFFERS CONSIDERED, PRICE REDUCED

Set in a quiet residential area of Labarthe-Rivière, this versatile property offers a rare opportunity to combine character, space and adaptable accommodation.

The estate comprises two adjoining houses set within 2,170 m² of flat, enclosed parkland, with mature trees, an in-ground swimming pool, garage, workshop space and parking for several vehicles.

The original 19th-century stone house is currently arranged as two independent apartments, retaining attractive period features including fireplaces, wooden floors and an original spiral staircase, with additional attic space offering further scope.

Attached to it is a well-built family home (1983) with a higher energy rating, generous living spaces

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.

Ref: A42232CMC31 Price: 329 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

This versatile property is set in a quiet residential area of Labarthe-Rivière and offers a rare combination of space, flexibility and income potential.

The estate consists of two adjoining houses set within 2,170 m² of flat, enclosed parkland, complete with mature trees, an in-ground swimming pool, garage, workshop space and parking for at least six vehicles.

ORIGINAL 19TH CENTURY HOUSE

134,02 m² habitable space (plus a convertible attic) – DPE Grade E

The original stone house has been divided into two independent apartments, accessed via an attractive entrance door with the date of construction carved into the stone above.

Inside, a striking original spiral staircase with wooden steps and metal balustrade connects the ground floor to the attic, immediately highlighting the character of the building.

GROUND FLOOR APARTMENT– 61.76 m²

This apartment is heated by a standard gas boiler with double-pipe radiators and benefits from wooden casement windows with double glazing

It comprises a spacious open-plan living area (29.17 m²) combining kitchen, dining and lounge space, enhanced by an attractive original open fireplace and wooden flooring.

Two double-glazed windows provide light throughout the day, with one facing south over the parkland and the other facing north towards open countryside.

The apartment benefits from: