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Ref: A45974CMC31 Price: 235 000 EUR

agency fees to be paid by the seller

3-bedroom Pyrenean home with substantial stone barn, large garden and lovely mountain views

EXCLUSIVE







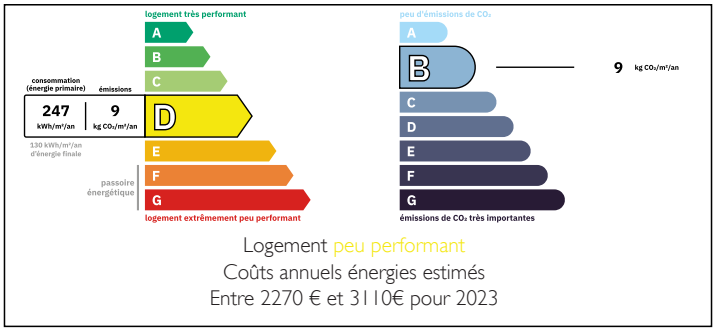








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2270 € et 3110€ pour 2023

INFORMATION

Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	2760 m2

IN BRIEF

A lovely 3-bedroom Pyrenean home with a beautifully converted attic, substantial traditional stone barn and large enclosed garden, enjoying super mountain views in Saint-Béat.

Situated at the foot of the famous Col de Menté, just 10 minutes from Spain and close to skiing, hiking and cycling routes, the property combines comfortable accommodation with exciting possibilities.

The house offers a kitchen/dining room, 3 bedrooms, 2 bathrooms and a beautiful first-floor living room with exposed beams. Outside, the impressive barn has 3 distinct ground-floor sections and a large hayloft, offering potential for additional accommodation, gîtes, workshops or other projects, subject to permissions.

The flat garden has mature and fruit trees, a stream

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.

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LOCAL TAXES

Taxe foncière:	**1026 EUR**
Taxe habitation:	**612 EUR**

NOTES

DESCRIPTION

Set in the traditional Pyrenean village of Saint-Béat, at the foot of the famous Col de Menté, this charming three-bedroom house combines comfortable accommodation, a beautifully converted attic, a substantial traditional stone barn and a large enclosed garden with lovely mountain views.

With Spain just 10 minutes away and skiing, hiking and cycling close by, the property could make a permanent home, holiday retreat or an exciting project. The barn offers remarkable flexibility, whether retained for storage and hobbies or considered for conversion, subject to permissions.

THE HOUSE

The house offers three bedrooms, two bathrooms, a kitchen/dining room, utility area and an impressive first-floor lounge created through the recent attic conversion.

GROUND FLOOR

Kitchen and Dining Room – 20.57 m²

A wooden entrance door with a glazed panel and decorative iron grille opens into the welcoming kitchen/dining room. Two large double-glazed windows with electric shutters bring in plenty of light. The room has tiled flooring, an exposed wooden beam and an understairs cupboard.

The fitted kitchen includes wall and base units, tiled splashbacks, extractor hood, oven, gas hob and sink, with space for a family dining table.

Bedroom 1 – 11.20 m²

A comfortable bedroom with tiled flooring, large double-glazed window, electric shutter and radiator.

Bedroom 2 – 12.10 m²