LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47737PED31 Price: 106 000 EUR

agency fees to be paid by the seller

An architecturally interesting Pyrenean renovation project with exceptional potential







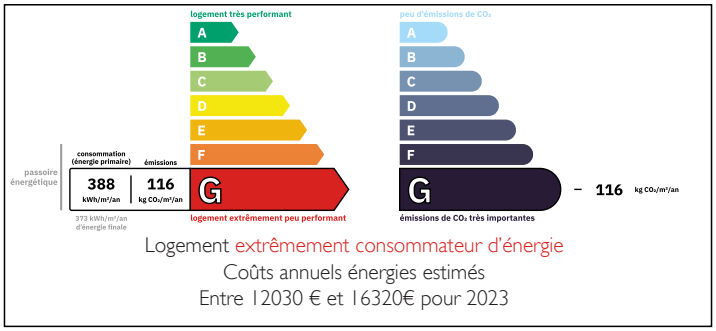








ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 12030 € et 16320€ pour 2023

INFORMATION

Town:	Luscan
Department:	Haute-Garonne
Bed:	7
Bath:	2
Floor:	240 m2
Plot Size:	3191 m2

IN BRIEF

Situated in the peaceful village of Luscan, this unusual and characterful property offers a rare opportunity to create something truly unique. Built against the bedrock, the property has a fascinating architectural character and huge potential for those looking for a renovation project in the heart of the Pyrenees.

The house has an impressive 240 m² of living space, with six bedrooms and generous proportions throughout. It benefits from a private garden of approximately 400 m² and double garage, with the added bonus of a riverside hayfield 300m down the road.

The property provides easy access to the excellent hiking, cycling and mountain biking routes as well as local ski resorts. The area is particularly attractive to those looking for a quieter lifestyle, with beautiful countryside on the doorstep while remaining within reach of local amenities.

The property will require...

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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:	**631 EUR**

NOTES

DESCRIPTION

A Pyrenean renovation project with exceptional potential

If you are looking for a property with character, space and the potential to create something genuinely different, this unusual house in the peaceful village of Luscan deserves your attention.

Built partly against the natural rock, the property is anything but ordinary. With approximately 240 m² of existing accommodation, the house currently offers six bedrooms, three public rooms, two kitchens, two WCs, one bathroom and one shower room. The accommodation is arranged in two parts, and the use of stud walls means that the internal layout could be adapted to suit a new owner's requirements.

There is considerable scope to create a spacious family home, but equally the property could lend itself to a variety of alternative uses. Subject to the necessary permissions and any required works, the existing arrangement could potentially provide a main house with a separate gîte or studio, making this an interesting option for those looking for additional accommodation for family and friends or an income-generating holiday property. It could also work well as a chambre d'hôtes, with the possibility of retaining a private area for the owners.

The property also benefits from a large double garage, offering plenty of space for vehicles, bikes, workshop equipment, outdoor gear or simply additional storage. For anyone looking to enjoy the mountains, this is particularly useful space for storing skis, bicycles and other equipment.

Outside, the house has a private garden with a pleasant terrace and, importantly, is not overlooked by...