LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48405APA31 Price: 420 000 EUR

agency fees to be paid by the seller

Spacious Pyrenean Village House with Mountain Views, Garage & 1,465 m of Enclosed Land – Near Luchon















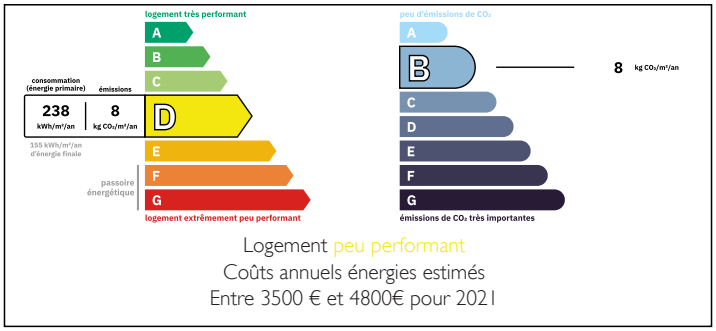
INFORMATION

Town:	Cier-de-Luchon
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	1465 m2

IN BRIEF

A spacious 180 m² village house in peaceful Cier-de-Luchon, set on 1,465 m² of enclosed land with open Pyrenean mountain views. It has seven rooms, including three bedrooms, plus a garage and outbuildings, and is just minutes from Bagnères-de-Luchon. It would make an ideal family home or holiday retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3500 € et 4800€ pour 2021

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48405APA31 Price: 420 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**913 EUR**

NOTES

DESCRIPTION

Set in the peaceful village of Cier-de-Luchon, just a short drive from the lively spa town of Bagnères-de-Luchon, this generous village house offers around 180 m² of living space with open views towards the surrounding Pyrenean mountains.

There are seven rooms in total, including three bedrooms, so there is plenty of space for family life, hosting guests, or a study or hobby room. Outside, about 1,465 m² of fully enclosed land gives you privacy and security, and is ideal for children, pets, gardening or simply enjoying the mountain scenery. A garage and outbuildings add useful storage and could be put to other uses.

The setting is quiet, yet the shops, restaurants and amenities of Luchon are close at hand. This is a home that works equally well as a permanent residence or as a holiday base for enjoying the mountains in every season.

Key features:

Approx. 180 m² of living space
7 rooms, including 3 bedrooms
Approx. 1,465 m² of enclosed land
Open mountain views
Garage and outbuildings
Quiet village setting close to Bagnères-de-Luchon
Suitable as a main home or holiday home

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr