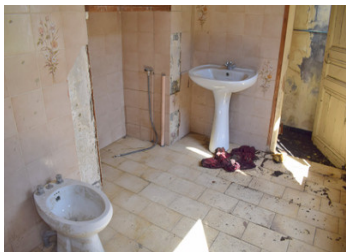


Renovation project – Large house in Pyreneen village with a garden, garage and mountain views.

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	7
Bath:	2
Floor:	220 m2
Plot Size:	498 m2

## IN BRIEF

Previously two houses and now joined as one, this large property needs love and attention to bring it back to life.

The outside of the house has real charm with a large south facing balcony with views of the mountains.

Sitting next to a stream that runs along the length of the property.

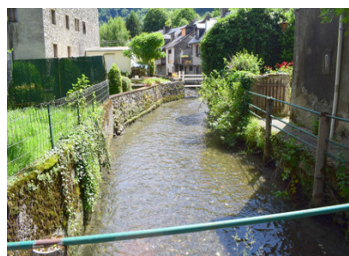
The garage runs the full width of the house but could be divided to provide a separate garage for each property.

### Ski Information

- 16-minute drive to Le Mourtis Ski Resort (11 km)
- 22-minute drive to Superbagnères Ski Resort (20 km)
- 45-minute drive to Peyragudes Ski Resort (35 km)

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.



## DESCRIPTION

There are two entrances to the houses, on different little roads.

### PROPERTY ONE

The main entrance is via the gardens in front of the house (one open and one enclosed). As you go through the door of the first property you are in the entrance hall with tiled floor with a door leading into a WC and another leading into an unfinished shower room – these rooms could be removed to make a larger and more usable hallway.

To the side of the hallway a door opens into the garage with a small cupboard under the staircase. The garage runs the entire length of both houses but could easily be divided into two separate garages.

Original wooden stairs with an iron banister lead up to the corridor on the first floor with the following rooms, all with original wooden floors:

- Dining room with a balcony that overlooks the little stream, a marble fireplace and a door into a cupboard
- Bedroom with a balcony and marble fireplace
- Shower room (shower and wash basin)
- Kitchen

There is a door that connects the two properties on the first floor.

The staircase then continues up to the attic floor with lots of storage and the following accommodation:

- Two bedrooms
- Large room that could be renovated

There is currently a dividing wall between the two houses which could be opened to reveal the room on the other side in the second property.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES