

Stunning village house, renovated to the highest standard, up to 6 bedrooms, 2 terraces with mountain views



## INFORMATION

Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	223 m <sup>2</sup>
Plot Size:	184 m <sup>2</sup>

## IN BRIEF

Located in the centre of an historic Pyrenean village, 10 mins from the border of Spain, you will find this renovated, gorgeous 200+-year-old dwelling with a courtyard and large terrace.

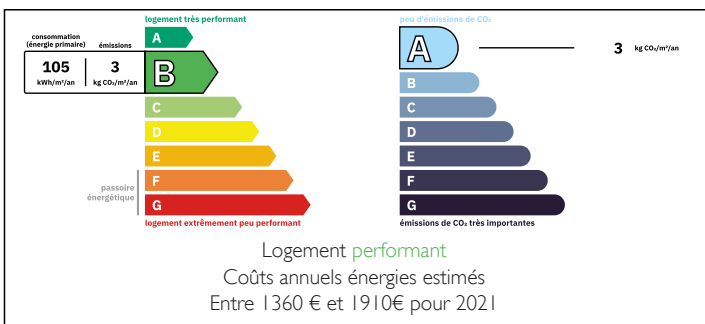
Excellent holiday home with high rental potential.

With stunning views of the Garonne River and surrounding mountains, across the border in Bossost are 3 Michelin \* restaurants with superb cuisine.

This property has been carefully renovated to retain its beautiful character while also integrating modern comforts.

Toulouse and Tarbes/Lourdes airport are within 1h 15 mins and just 20 mins to the train station at Montrejeau, motorway, Bossost in Spain and Luchon making it an ideal location for a B&B.

## ENERGY - DPE



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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.



## DESCRIPTION

The owners have lovingly restored this property using high quality materials whilst maintaining many original features.

It is perfectly located to take advantage of skiing, unparalleled hiking, camping, cycling and other outdoor activities.

The renovations include:

- \* New climatisation system in all living spaces and bedrooms with heating, cooling and dehumidification
- \* New electrical system in accordance with French electrical code and a centralized tableau
- \* Satellite/cable television and CAT-5 ethernet (for television and internet) throughout the home
- \* New plumbing system in accordance with French plumbing code
- \* High-capacity new hot water cylinder
- \* Environmentally green pellet stove in the salon
- \* Whole home VMC for air circulation
- \* New flooring installed throughout
- \* Completely renovated bathrooms and water closets
- \* Four-person hot tub
- \* New American-style kitchen
- \* Insulation for the second floor and attic
- \* New Velux windows in the attic
- \* New paint and decoration throughout

## LOCAL TAXES

**Taxe foncière: 637 EUR**

**Taxe habitation: EUR**

## NOTES

The property is a lovely family home or holiday home but would also be a perfect B&B or gite (investment). The B&B in the village closed 7 years ago due to bereavement, leaving scope for a new establishment catering to tourists and skiers in the region.

The accommodation is as follows

### GROUND FLOOR

This light and airy level includes a large open-plan salon and kitchen, a laundry room/pantry, a