

Stunning panoramic views and tranquility await - a beautiful house and an apartment near Luchon and skiing



## INFORMATION

Town:	Baren
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	136 m <sup>2</sup>
Plot Size:	968 m <sup>2</sup>

## IN BRIEF

If you're seeking a property in the heart of the Pyrenees, near Bagnères de Luchon, with breathtaking views, this could be your dream home.

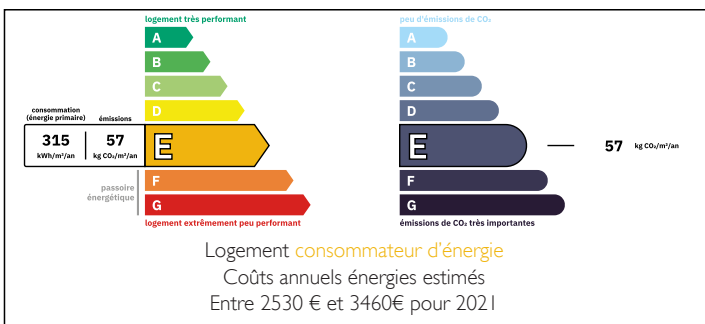
The house is in excellent condition, offering 3 bedrooms and a newly renovated shower room. Additionally, there's a 1-bedroom apartment, perfect for extended family or potential holiday rental income.

The owner has thoughtfully upgraded the property with a new microstation drainage system and expanded the living area, which now opens onto a large terrace with stunning panoramic views.

## SKI INFO

Outdoor enthusiasts will love the nearby walking trails, cycling routes, golf, horse-riding, and water activities like rafting and lake swimming. Plus, you're

## ENERGY - DPE



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

Nestled in a charming village, this property boasts incredible views stretching across the mountains and down the valley, making it an ideal permanent home or a holiday retreat with excellent rental potential.

A unique location. You will enjoy the perfect blend of peace and proximity.

Just under 15 minutes away is the vibrant heart of Bagnères de Luchon, where you will find supermarkets, shops, services, activities, and a wide selection of bars and restaurants.

Now a tour of the property:

The House:

Meticulously maintained by the owners, this home features a recently installed drainage system (micro station costing over €16,000), ensuring stressless long-term functionality and comfort.

Ground Floor:

A gate from the quaint country lane leads you to a welcoming balcony, which opens onto the expansive new south-facing terrace.

Here, you can soak in the uninterrupted, panoramic views of the valley, surrounding villages, and majestic mountains.

LIVING ROOM:

The spacious living room is bathed in natural light from three large windows and features double-glazed patio doors that open directly onto the terrace, offering seamless indoor-outdoor living.

The room is thoughtfully divided into three unique areas: a large dining space perfect for entertaining, a cosy lounge to relax by the fire, and a bright, functional kitchen.

## LOCAL TAXES

Taxe foncière: **651 EUR**

Taxe habitation: **EUR**

## NOTES