

Reduced for a quick sale. Chalet with panoramic mountain views, buildable land in a private, peaceful setting



INFORMATION

Town:	Bordes-de-Rivière
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	115 m ²
Plot Size:	5753 m ²

IN BRIEF

Tucked away in a quiet corner of the Comminges countryside, this chalet-style property offers a rare combination of generous land, open views and a calm, private setting.

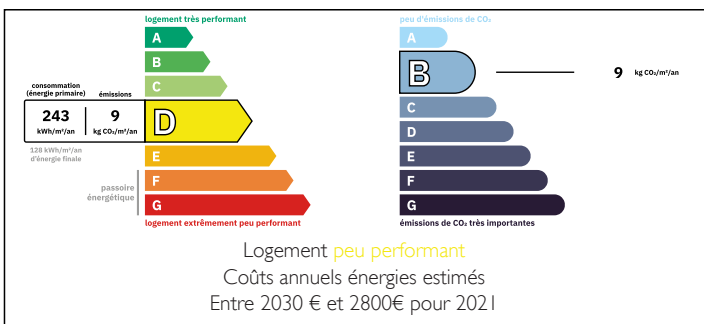
The house is south-facing and sits comfortably within its surroundings, enjoying a sunny position and has lovely views of the mountains.

With 115 m² of accommodation arranged over split levels, the layout provides flexibility and scope for reorganisation to suit your requirements.

The property has been cared for and maintained over the years and already benefits from energy-efficient features such as double glazing and a reversible heat pump, providing a solid base for future improvements.

Multiple outbuildings, extensive covered parking and

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

Set in a peaceful position in Bordes-de-Rivière, this chalet-style home enjoys a lovely natural setting with open views across the countryside towards the Pyrenees mountains.

Built in the 1970s and set on a generous plot of 5,753 m², the property offers space, privacy and a relaxed lifestyle, while remaining within easy reach of amenities and transport links.

Approached via a quiet lane, gates open onto a long private driveway leading down to the house. The setting immediately feels calm and unspoilt: not overlooked, peaceful, yet far from isolated.

There is ample parking, several covered parking areas, flat and usable land, and a sunny emplacement that allows you to enjoy the views throughout the day.

The house offers 115 m² of habitable space, arranged over split levels. While some interior areas would benefit from updating, the property has been well maintained, with features such as double glazing, reversible heat pump, electric shutters, and offers excellent scope to personalise and modernise the interior at your own pace.

LOCAL TAXES

Taxe habitation: EUR

NOTES

INTERIOR

GROUND FLOOR

South-facing patio doors open into the dining room and kitchen, a bright space that connects directly with the garden and terrace. Tiled flooring, built-in storage cupboards and generous glazing provides a bright feel to the room.. The staircase, positioned within this space creates a natural link between the different levels of the house.

The kitchen is functional, with wooden units, tiled work surfaces, sink, hob and double-glazed windows.