

Barn (70 m2) in need of renovation with a small garden and superb views of the mountains. Situated in a lovely little village close to all...



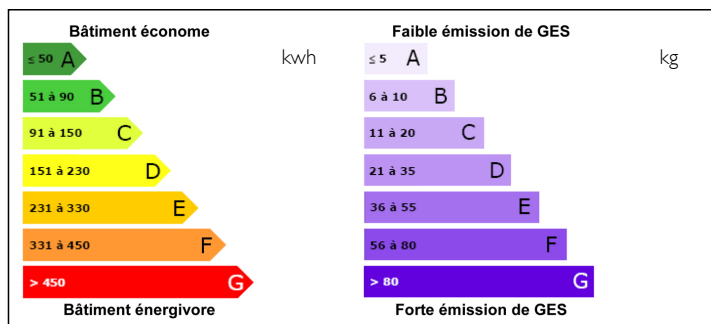
## INFORMATION

Town:	Burgalays
Department:	Haute-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	210 m2

## IN BRIEF

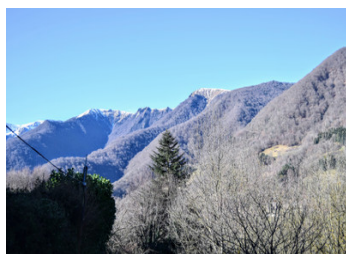
An opportunity to purchase a 70 m2 barn situated in a typical mountain village only 15 minutes from Bagnères de Luchon. In a calm, peaceful location with wonderful views across the valley to the mountains. **SKI INFORMATION** • 16-minute drive to Superbagnères Ski Resort (13 km) • 27-minute drive to Le Mourti Ski Resort (19 km) • 40-minute drive to Peyragudes Ski Resort (30 km)

## 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.



## LOCAL TAXES

Taxe foncière: 70 EUR

## NOTES

## DESCRIPTION

This barn needs entirely renovating, there are no floors or roof but offers 70 m2 of habitable space and a garden with lots of sunshine and super views.

## REGION

Only 15 minutes and you are in Bagnères de Luchon where you will find:

- Downhill skiing, snowboarding, snowshoeing and cross country skiing
- Walking and hiking trails at all levels
- Mountains, rivers and lakes
- Cycling (mountain biking and Tour de France climbs)
- Paragliding, rafting and fishing
- Golf, tennis, climbing wall and Segways
- Restaurants/cafes/bars and shops
- Leisure airport where you can glide, take a flight in a small plane etc
- Cinema with English language films and casino

Luchon is a renowned spa resort with sulphurous hot springs, spa and swimming pool. From Luchon you can go over the Col de Portillon and cross into Spain and visit the pretty little village of Bossost and the new animal park where you can observe the different animals of the region in their natural habitat.

Toulouse airport is 1h15 minutes from the village and Tarbes/Lourdes airport just 1 hour.

It is a 20-minute drive to the A64 motorway and the train station at Montrejeau.

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