

4 bedroom detached farmhouse and magnificent views of the Pyrenees , outbuildings, over 2 hectares land.



## INFORMATION

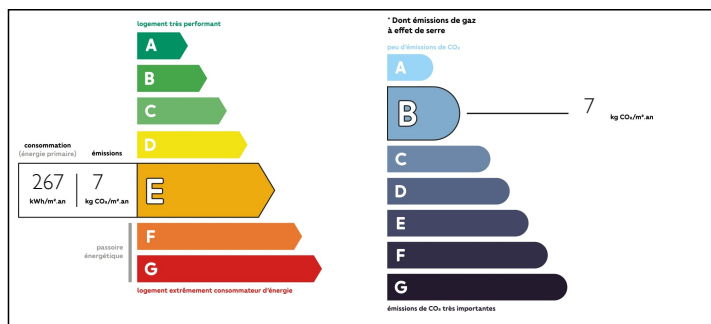
Town:	Sarremezan
Department:	Haute-Garonne
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	24000 m2



## IN BRIEF

This charming farmhouse is situated on the edge of a peaceful village with magnificent views of the Pyrenees. The house is accessed along a lane, where the only passing traffic will be the post van, or a tractor. Surrounded by land this house has lots of charm and character. Stairs from the barn lead to a room on the first floor offering magnificent views of the Pyrenees, this room would make a great art/ yoga studio. The nearest village for shopping, bars, cafe, restaurants, hairdressers is Boulogne sur Gers 15 mins away. Lannemezan is much larger 20 mins away where you can take the train to Toulouse

## 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

This charming farmhouse is situated on the edge of a peaceful village with magnificent views of the Pyrenees.

Spacious kitchen / diner 31 m2 with patio doors leading onto the terrace

From the hallway you enter the light spacious living room 33 m2 with log burner with patio doors leading on to the covered terrace.

Possibility to extend the ground floor via the kitchen, to an attached two storey outbuilding, currently used as a garage/workshop, (72 m<sup>2</sup>).

Downstairs toilet and shower.

First floor 4 bedrooms.

Master bedroom with panoramic views of the Pyrenees. 17 m2

Second bedroom with panoramic views of the Pyrenees. 20 m2

Bed 3 views of the countryside 14m2

Bed 4 views of the countryside.

Bathroom consisting of bath shower sink toilet.

Radiators heated by wood log burner

Solar panels on roof heat the hot water tank.

Door from kitchen leading to barn stairs leading to a fabulous room which would make a great art studio or yoga studio again with panoramic views of the Pyrenees.

Lots of barn storage which could be easily converted to additional accommodation if required.

## LOCAL TAXES

Taxe foncière: 700 EUR

## NOTES

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