

Low price for this beautifully renovated home and barn.. High-quality contemporary design. Close to skiing.

EXCLUSIVE

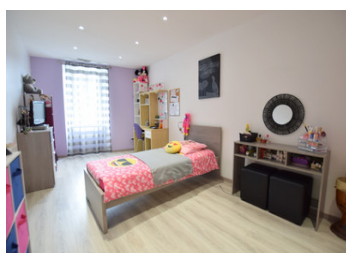


INFORMATION

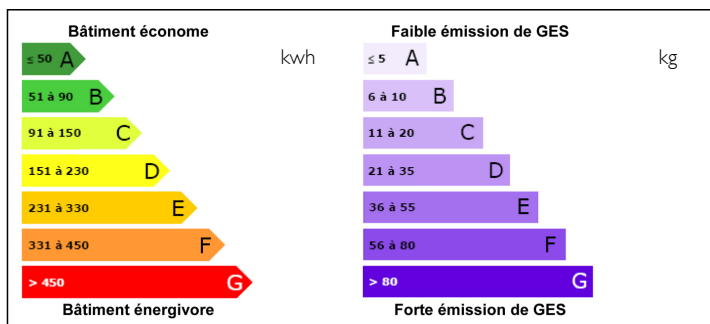
Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	222 m2

IN BRIEF

An incredible price for this beautifully renovated 5-bedroom house with a barn, that can be converted to a 2-bedroom apartment, located in the village of St Beat close to the border with Spain and with easy access to skiing, walking, cycling, rafting, and many other outdoor activities. All this for the same price as a 2-bedroom apartment in Luchon!!! Ideal property for a * family home * holiday/second home with holiday rental income * investment property Perfect also to buy with friends and/or family to share as a holiday home. Ski Information: • 16-minute drive to Le Mourtiis Ski Resort (11 km) • 22-minute drive to Bagnères de Luchon - Superbagnères Ski Resort (20 km) • 45-minute drive to Peyragudes Ski Resort (35 km) • Views of the surrounding mountains New – I am offering a new service to do virtual property viewings for long-distance clients – saving you valuable time and resources. You can see the property and the surroundings...



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: 832 EUR

NOTES

DESCRIPTION

This home has been fully renovated to a very high standard throughout.

The living area on the ground floor is spectacular and with full air conditioning and high spec internet cabling to all the rooms the house - needs to be seen to be fully appreciated.

There is potential to extend the home and create a gite or apartment to rent. The current atelier/garage in the adjoining old barn is almost as large as the house with massive potential for expansion.

If you require storage space and an area to work or store materials, then the large workshop attached to the house is perfect. The second floor has possible potential to include a large terrace and summer kitchen with views of the mountains (subject to planning permission).

Ground Floor

There is a small entrance area with storage for outdoor clothing and shoes that leads into the spacious open planned living, dining and kitchen areas.

This floor also has

- * a separate WC
- * office
- * access to the small communal outside area with seating
- * a door through to the huge garage/workshop.

The modern staircase leads up to all the floors in the house.

First Floor

Here we find the large Master Bedroom (28 m2) which includes an ensuite shower room and a separate walk-in wardrobe and dressing area.