

Beautiful house in village close to Bagneres de Luchon in excellent condition throughout with super garden.

EXCLUSIVE

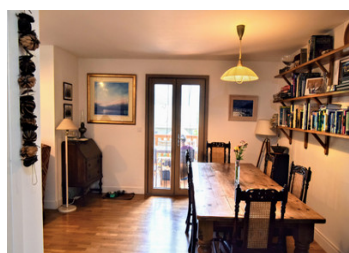
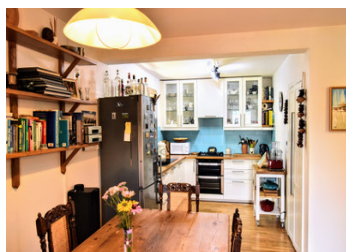


INFORMATION

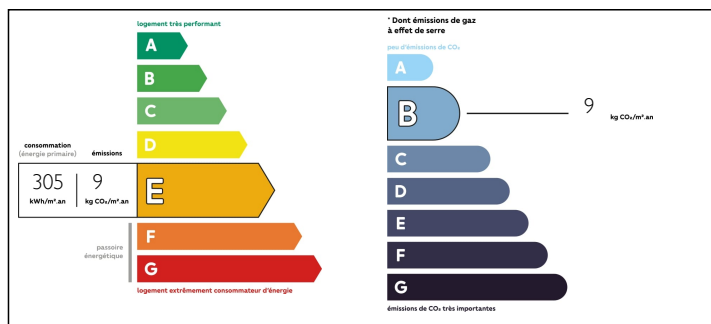
Town:	Cier-de-Luchon
Department:	Haute-Garonne
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	1500 m2

IN BRIEF

This 4 bedroom, 3 bathroom house with large open plan living, dining and kitchen space and super views to the mountains is in excellent condition throughout. It has a delightful garden ideal for relaxing and entertaining and will make a perfect family or holiday home.

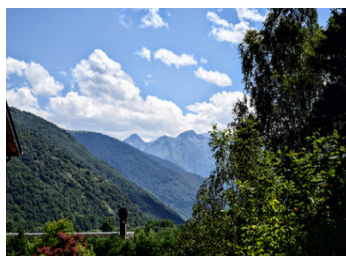


ENERGY - DPE



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

Situated in a quiet and thriving village just a few minutes drive from Bagnères de Luchon this beautiful house in excellent condition with a lovely outdoor space for relaxing and entertaining, will make a perfect family home or superb holiday home.

On the ground floor there is an entrance hall with 2 double bedrooms, a shower room with wc, a utility room and access to the good size garage.

The handcrafted oak staircase leads up to the first floor that has one double bedroom, a shower room with wc and a large open plan living space including lounge area dining area and fitted kitchen. There are 2 doors which open onto the balcony which is large enough for a full dining table for entertaining.

The staircase then leads up to the top floor where the main bedroom suite is found. The large double bedroom leads into a dressing area with plenty of storage and then into the large ensuite bathroom with shower over the bath and wc. There is underfloor heating and electric radiators throughout the property.

The house sits in the middle of the plot surrounded by established lawns and flower beds with many trees and superb views of the surrounding mountains.

You have to see this property to appreciate all that it offers

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

LOCAL TAXES

Taxe foncière: 725 EUR

NOTES