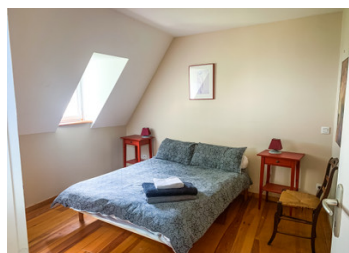


Beautiful two-bedroom renovated house and gite '3 étoiles' overlooking the Garonne in a Pyrenean village.

EXCLUSIVE



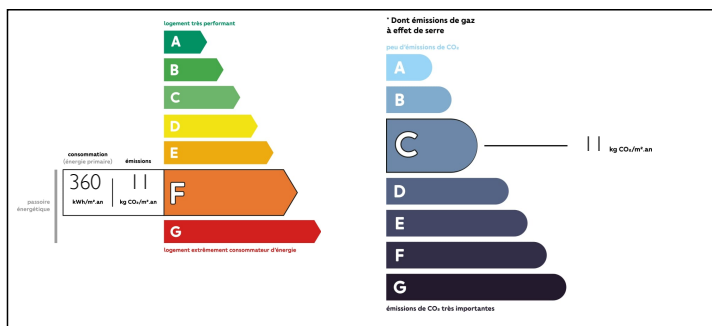
INFORMATION

Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	0 m2

IN BRIEF

If you are looking for an investment property, a gite and holiday rental, a second home or a lovely village house to live in, this could be perfect. The owners have completely renovated the property including double glazing, new electrics, septic tank, excellent insulation. Situated in the heart of a traditional Pyrenean village and only 10 minutes from the Val d'Aran in Spain with a fantastic choice of restaurants. Bring your cases, move in and enjoy this beautiful region. 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

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

The accommodation is on 3 different floors:

GROUND FLOOR

The entrance door leads into the hallway where there is a wood store, septic tank and water heater.

A door leads into a lovely large room with an original marble floor, a working open fireplace and bread oven and a view of the river. This would make a perfect games room and/or office. There is a door into a cupboard that goes under the staircase.

There are three double glazed windows and an electric radiator.

The beautiful new staircase winds up from the ground floor right up to the second floor

FIRST FLOOR

The staircase opens directly into the large, bright living area (lounge and dining room).

This spacious room has a tiled floor, wooden ceiling with exposed beams, 3 double glazed windows and a door out on to the wooden balcony overlooking the river. You can sit on your own balcony and fish for trout in the Garonne.

There is a WC at the end of the balcony with wash basin and radiator.

The kitchen has lots of space, the same floor tiles as the living room, an electric radiator, a window overlooking the river, bright tiled walls, fitted wall and base units and is fully equipped with everything you need (hob, extractor hood, oven, dishwasher, fridge/freezer, micro-wave, washing machine).

SECOND FLOOR

Continue up the wooden staircase to the

NOTES