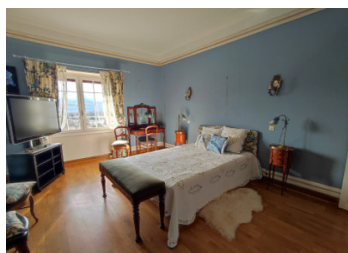


Superb 5 bed house and separate possible Gite. Stunning views of mountains/Unesco Cathedrale of St Bertrand



## INFORMATION

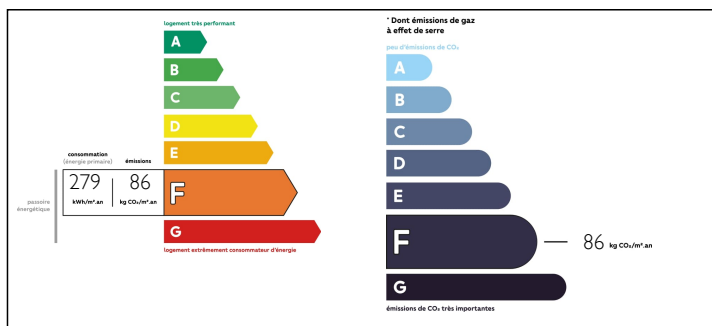
Town:	Barbazan
Department:	Haute-Garonne
Bed:	7
Bath:	4
Floor:	268 m2
Plot Size:	6836 m2



## IN BRIEF

This fabulous property is situated 1h15 from Toulouse and 30 minutes from the ski resorts and the Spanish border. Recharge your batteries by admiring the view and taking advantage of a magnificent park planted with 6836 trees. The house has 6 bedrooms and the annexe (possible gite) has one bedroom. SKI INFO \* 31 km (30 minutes) to the telecabin at Luchon to Superbagneres \* 29 km (30 minutes) to the ski resort Le Mourtis \* 49 km (45 minutes) to the ski resort Peyragudes \* 69 km (1h15 minutes) to the ski resort Baqueira/Beret in Spain

## 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.



## NOTES

## DESCRIPTION

There are two properties for sale, a large house and a small house which would make a super place for friends and family to stay or a gite to rent.

### MAIN HOUSE

The house has 4 floors as follows:

#### SOUS SOL

On this floor there is a cellar and a boiler room. The owner has installed a new oil boiler recently.

#### GROUND FLOOR

The following accommodation is available at this level:

- \* Beautiful entrance hall
- \* Large living room with a view of the Pyrenees mountains
- \* Second living area
- \* Dining room
- \* Kitchen
- \* Utility room
- \* WC

#### FIRST FLOOR

This level has:

- \* A landing/hallway
- \* 5 bedrooms
- \* A walk-in wardrobe area (dressing)
- \* Two shower rooms with WC
- \* A bathroom

#### SECOND FLOOR

On the higher levels there is a

- \* Bedroom
- \* Attic that can be converted