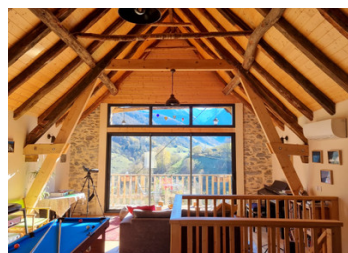
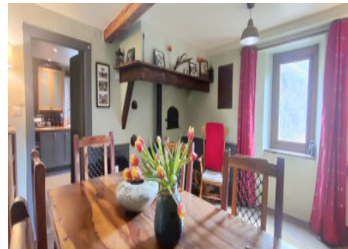
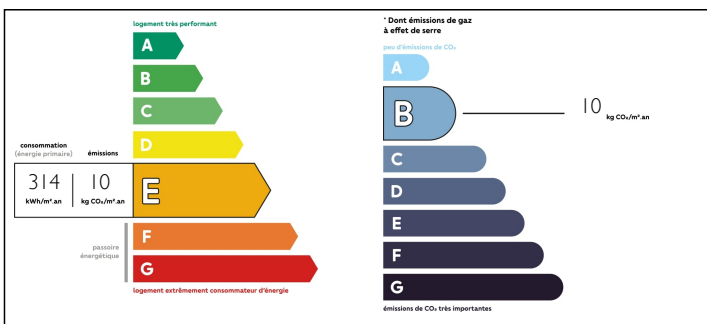


Traditional village house with renovated gite, additional land and exceptional south facing panoramic views

EXCLUSIVE



ENERGY - DPE



INFORMATION

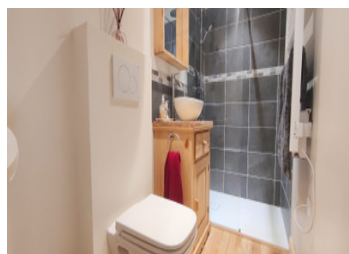
Town:	Boutx
Department:	Haute-Garonne
Bed:	4
Bath:	4
Floor:	185.67 m2
Plot Size:	21215 m2

IN BRIEF

Super opportunity to purchase this lovely, traditional 19th-century village house with original features and recently renovated barn with south-facing multi-level terraces and gardens plus additional land and woodland. The views from the house and barn are amazing - so beautiful. The property benefits from sunshine all day on sunny days. Situated in the small and peaceful mountain village of Ger de Boutx, the property is an ideal permanent or holiday home for anyone who loves the outdoors. A perfect haven for cycling, biking, walking and skiing. The Tour de France regularly passes by the village over the Col de Mente. Excellent business opportunities near skiing: B&B, gite with exceptional panoramic mountain views. Only 15 km from the market town of Aspet with a range of shops/services, bars, a restaurant, café, and an excellent outdoor market twice a week. SKI INFORMATION \* 11-min drive to Le Mourtis Ski Resort (7 km) \* 43-min drive to...

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: 997 EUR**

## NOTES

## DESCRIPTION

The drive towards the village is breath-taking and when you walk through the gates into the grounds, the views that stretch out in front of you are idyllic.

You enter on to a gravel drive that can accommodate one vehicle. That drive leads into an opened part of the original barn which is currently used to store logs for the wood-burning stoves but could be easily converted into a covered parking area. There is also a large storage space above that can be accessed with a ladder.

Access to the main house is to the left and rear of the property, with its beautiful courtyard terraced area with a large pizza oven, an old stone animal trough, a pergola, and low stone walls, leading to many levels of south-facing land with panoramic views on the mountains.

To the right, you enter the area of the charming fully renovated barn with original chicken sheds, a big water tank, secure storage for bicycles, skis, and tools, and two large secluded gardens located on different levels and connected with stone steps and a wooden door. In the bottom garden, you can find a beautifully organized herb and vegetable garden. The top garden has mature cherry and apple trees, blueberries, raspberries, gooseberries, and redcurrants.

The property has been renovated yet retained many of the original features such as a wooden staircase and flooring, exposed beams, window and door frames, and stone walls. There are also fireplaces with mantels and an...