

STUNNING VILLAGE HOUSE, RENOVATED TO
THE HIGHEST STANDARD, UP TO 6 BEDROOMS,
2 TERRACES WITH MOUNTAIN VIEWS

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PROPERTY FACT FILE

REFERENCE	A20202CMC31
PRICE	€ 449,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	223 m ²
LAND	184 m ²
TOWN	Saint-Béat-Lez
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	River Frontage, High speed internet, Water on site

*Price based on current exchange rate which is subject to change



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Located in the centre of an historic Pyrenean village, 10 mins from the border of Spain, you will find this renovated, gorgeous 200+-year-old dwelling with a courtyard and large terrace.

Excellent holiday home with high rental potential.

DESCRIPTION

The owners have lovingly restored this property using high quality materials whilst maintaining many original features.

It is perfectly located to take advantage of skiing, unparalleled hiking, camping, cycling and other outdoor activities.

The renovations include:

- * New climatisation system in all living spaces and bedrooms with heating, cooling and dehumidification
- * New electrical system in accordance with French electrical code and a centralized tableau
- * Satellite/cable television and CAT-5 ethernet (for television and internet) throughout the home
- * New plumbing system in accordance with French plumbing code
- * High-capacity new hot water cylinder
- * Environmentally green pellet stove in the salon
- * Whole home VMC for air circulation
- * New flooring installed throughout
- * Completely renovated bathrooms and water closets
- * Four-person hot tub
- * New American-style kitchen
- * Insulation for the second floor and attic
- * New Velux windows in the attic
- * New paint and decoration throughout

The property is a lovely family home or holiday home but would also be a perfect B&B or gite (investment). The B&B in the village closed 7 years ago due to bereavement, leaving scope for a new establishment catering to tourists and skiers in the region.

The accommodation is as follows

GROUND FLOOR

This light and airy level includes a large open-plan salon and kitchen, a laundry room/pantry, a cloakroom, and a WC. At the rear of the home are two double-glazed doors that lead to the ou...

More Online :

<https://leggettpr...> /luxury-property-for-sale/view/A20202CMC31

COMPLETE FILE AND PHOTO ON REQUEST

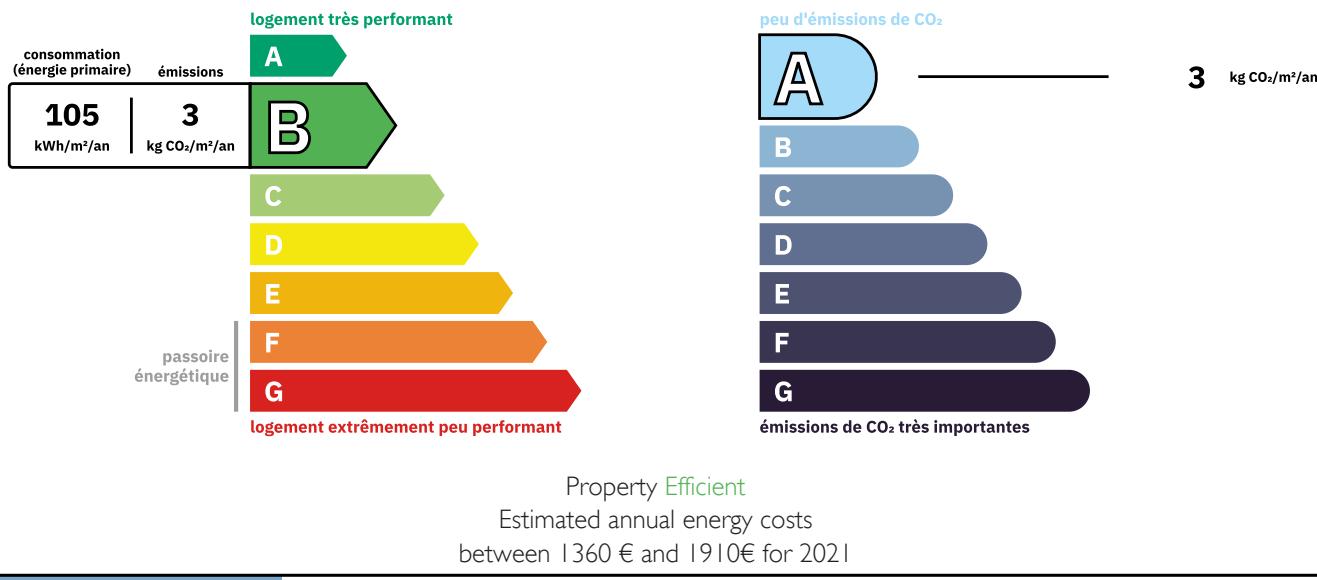


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ENERGIE-DPE

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



NOTICE

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CONTACT

Réf : A20202CMC3I

FILE COMPLETE
AND PHOTOS
ON REQUEST

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