LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



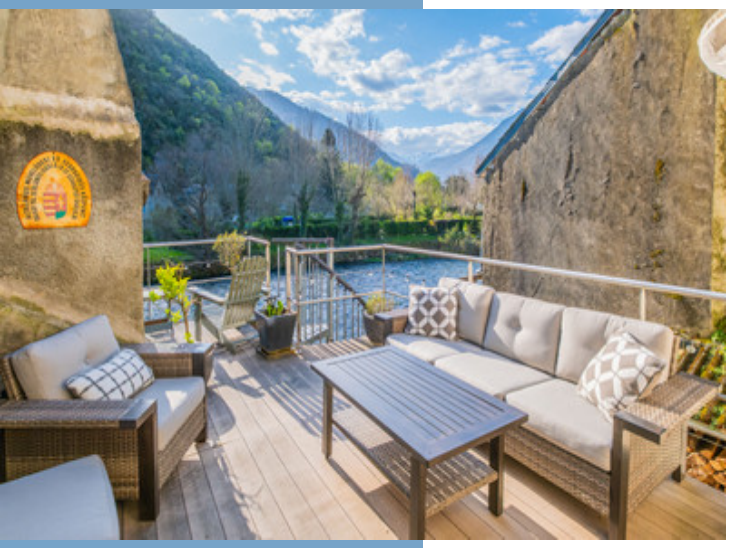
STUNNING VILLAGE HOUSE, RENOVATED TO THE HIGHEST STANDARD, UP TO 6 BEDROOMS, 2 TERRACES WITH MOUNTAIN VIEWS

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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 m²
LAND	184 m²
TOWN	Saint-Béat-Lez
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	High speed internet, Water on site, Electricity 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 climitisation 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 properly 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

Thls 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://leggettprestige.com/luxury-property-for-sale/view/A20202CMC31

COMPLETE FILE AND PHOTO ON REQUEST

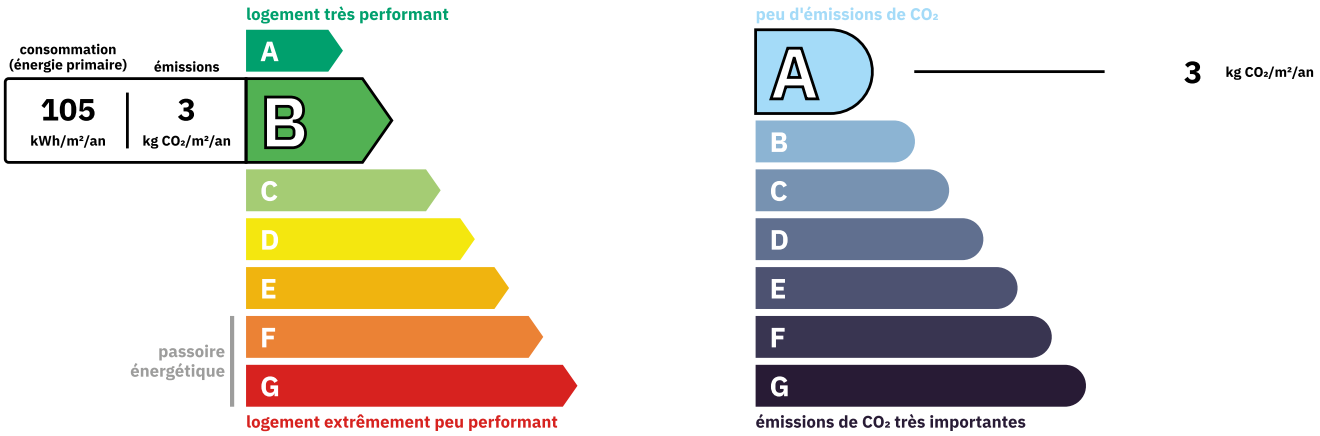
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1360 € and 1910€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A20202CMC31
FILE COMPLETE AND PHOTOS ON REQUEST

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