









SUPERB PROPERTY WITH SWIMMING POOL AND SAUNA, WITH MAGNIFICENT MOUNTAIN VIEWS, BEAUTIFUL BUCOLIC GARDEN.





#### PROPERTY FACT FILE

REFERENCE A33485NIL09

**PRICE** € 870,000 £ 0\*

\*agency fees included: 5 % TTC to be paid by the buyer (826 500 EUR hors honoraires)

BEDROOM

BATHROOM 3

259 m<sup>2</sup> ACCOMMODATION

5523 m<sup>2</sup> LAND

TOWN Saurat

DEPARTMENT

LOCATION Hamlet property

TYPE Maison de Vacances, House,

Country House

CONDITION Good condition

**FEATURES** Swimming Pool, Other Drainage,

Private parking

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





- Beautiful renovation for 2 charming houses
- Mountain views and surroundings
- The stone pool is beautiful and well oriented
- Very pleasant family home atmosphere
- Significant rental income from the gîte

The property comprises a renovated house and barn with swimming pool and sauna on 5523 m<sup>2</sup> of land with 3 springs.

The first house comprises a living room/kitchen, a shower room and a bedroom on the ground floor. The first level features a large living room with fireplace, a bedroom, a shower room and a mezzanine.

#### DESCRIPTION

This is a superb property full of charm. Completely renovated with care and the finest materials over a period of 10 years, the wo houses have preserved the character of mountain architecture, with their superb stonework and slate roofs, and a comfort and atmosphere that give them a very 'family home' feel.

Very well exposed, with a most bucolic garden and simply superb mountain views, they allow you to enjoy the best aspects of the mountains without being isolated. There's a magnificent stone swimming pool, a sauna, a boule court, a barbecue area and a very pleasant firepit. All these spaces make it easy for everyone to find their place.

The property comprises 2 character houses, the main house and the guest house.

The main house features a warm and cosy living room with fireplace, stone walls and exposed beams, a kitchen with pantry, and a bathroom. The 1st floor comprises a master suite with bathroom, a bedroom, a shower room and a landing. Under the roof are a landing bedroom and an attic bedroom.

The living room (32m²) is warm and cosy, with a fireplace, stone walls and exposed beams, and a library - the perfect place to relax and enjoy a book.

The kitchen (25m² with pantry) is both rustic and convivial. You'll feel right at home here, with its wood-burning stove and direct access to the terrace.

The bedrooms (27  $\mbox{m}^2$  for the master bedroom, 15  $\mbox{m}^2$  and 10  $\mbox{m}^2$ ) are very pleasant and bright.

The guest house comprises a living room/kitchen, shower room and bedroom o...

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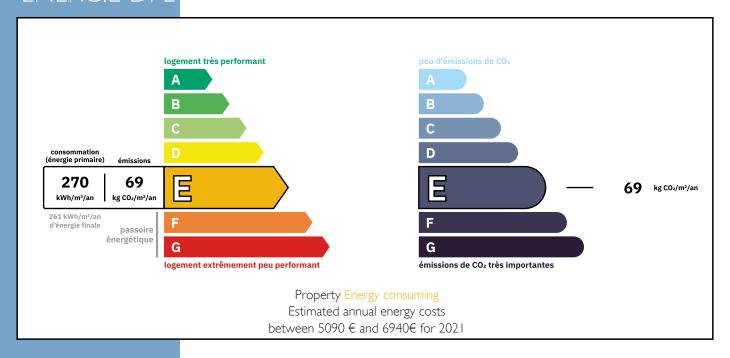
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SWIMMING POOL AND
SAUNA, WITH MAGNIFICENT
MOUNTAIN VIEWS,
REAUTIFUL BUCOLIC GAR

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

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## **ENERGIE-DPE**



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# CONTACT

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