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## Authentic mountain house

**111 000 €** [Gebühren an den Verkäufer]



- Referenz : AF26104
- Zimmeranzahl : 3
- Schlafzimmeranzahl : 2
- Wohnfläche : 70 m<sup>2</sup>
- Grundstücksfläche : 100 m<sup>2</sup>



Located 25 minutes from Bagnères de Luchon and 1 hr 15 min south of Toulouse, this charming and authentic stone house nestles at an altitude of 700 metres in a Pyrenean village. With 70 m<sup>2</sup>, it is composed of a living-cum-dining-cum-kitchen, 2 bedrooms, a bathroom and an attic, on 100 m<sup>2</sup> of land with views of the mountains.

You enter directly into a nice and cosy living space (27 m<sup>2</sup>) with a wood-burning heater for comfortable moments. The wood, the stone and the natural warmth of this Pyrenean pied-à-terre will please you as soon as you enter.

A wooden staircase leads to the first floor where there are two open spaces (6.3 m<sup>2</sup> & 7.48 m<sup>2</sup>) that give onto the two bedrooms (9.2 m<sup>2</sup> & 13 m<sup>2</sup>), the shower-room (2 m<sup>2</sup>) and the toilet.

Outside, you'll enjoy the terrace and its magnificent views of the mountains.

This very charming spot has an aspect that can be enjoyed in both summer and winter. Should you let it out, you'll certainly have a good return on investment.

A huge advantage of this property is its situation on a perfectly clear and exceptionally sunny setting.

This stone house can be occupied but needs to be renovated. It is in the middle of a picturesque village in the Pyrenees. It is full of charm. After renovation with taste and quality, it would become the ideal investment for your main home, second home or as a rental investment.

Construction is traditional. Roof is slate tiled. Heating via a wood-burning heater. Electric hot-water heater. Wooden joinery with single glazing. Drainage connected to a septic tank that is not up to code. Semi-attached.

Located 10 minutes from businesses and conveniences; not far from Spain, Bagnères de Luchon and ski stations; 1 hr 15 min from Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

**ENERGIEVERBRAUCH : G (711)**

**TREIBHAUSGAS : C (22)**