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Pretty Home with Outbuilding

127 000 € [Gebühren an den Verkäufer]



- Referenz : AF26118
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 3
- Wohnfläche : 70 m²
- Grundstücksfläche : 47 m²
- Grundsteuer : 386 €



Located in a quiet village 15 mins from Bagnères-de-Luchon and 5 mins from Cicero-Gaud is this pretty home for sale offering 70m² of living space, comprising a kitchen, living room, three bedrooms, bathroom and a 60m² outbuilding to renovate. An ideal property for a primary or holiday home close to commerce and skiing.

On entering the house you will discover, to your right, the 7m² kitchen to refurbish as well as a larder.

Opposite is the 12m² dining room with wooden flooring.

Back to the entrance and a wooden staircase leads up to two bedrooms (9m² & 10m²) and a 2m² washroom.

The stairs continue up to a third bedroom of 10m² and lots of natural light and where you will adore the view of the surrounding mountains from your balcony.

Outside, there is a 60m² outbuilding to renovate, offering the possibility to increase your living space and perhaps create a dwelling to provide an income.

Ideal for a first purchase or holiday home close to commerce, hiking trails and skiing.

Construction is traditional; the roof is in perfect condition and covered in slate; windows are wooden framed with one pane of glass, hot water is provided by an electric powered storage tank, heating is provided by electric powered radiators. The property is connected to the sewage mains.

You will be 5 mins from Bagnères-de-Luchon and its cable car linking the ski area of Superbagnères in 8 mins, 1h15 from Toulouse and airport, 20 mins from skiing at Le Mourtis, 2h from the Atlantic and Mediterranean coasts.

ENERGIEVERBRAUCH : G (801)

TREIBHAUSGAS : C (27)