

Large village house in need of renovation with planning permission for cafe and terrace overlooking the river.



INFORMATION

Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	3
Bath:	0
Floor:	196 m2
Plot Size:	106 m2

IN BRIEF

Are you looking for a project in the Pyrenees – if yes this property could be perfect for you.

An unique large and prominent village house with 3 floors and an attic.

Potential for:

- Family home with a snack bar/café on the ground floor and a terrace overlooking the river
- Family home with a workshop (ideal for a craftsman eg electrician, carpenter, plumber)
- Family home and bed and breakfast
- Apartments to rent. Each floor has its own independant access from the staircase that goes from ground floor to the attic.

The property is in need of renovation and is situated in the heart of the village – just 10 minutes from the Val d'Aran in Spain and close to all mountain



ENERGY - DPE

DPE blank.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

PROPERTY DESCRIPTION

An opportunity not to be missed.

The house is located in the centre of the village, walking distance to the bakers, bar, mini supermarket, post office etc.

There are 4 floors in the property as follows:

GROUND FLOOR (Useable space 55 m² - floor space 61 m²)

You enter the property through the door on the side next to the communal disabled parking.

There is a large open space on the ground floor that has planning permission to be a café/snack bar with a potential terrace overlooking the river with a view of the mountains.

Alternatively this could be a large area for craftsman (electrician, plumber, carpenter etc).

Or a games room/gym and/or laundry room.

This space has:

- 2 large openings at the front facing the village road that could be bi-folding large windows with a Juliette balcony allowing fresh air to enter on hot sunny days.
- Original wooden beams and ceiling
- A high ceiling

A perfect space to create a tea rooms, creperie or snack bar, much needed in this village where there are currently no restaurants or cafes.

The original wooden staircase goes from the ground floor to the attic and each floor has a separate independent access (ideal for creating independent living spaces such as an apartment or bed and