

## Traditional Stone House in Pyrenees Village, near to the Spanish border

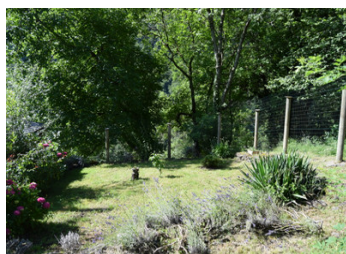


## INFORMATION

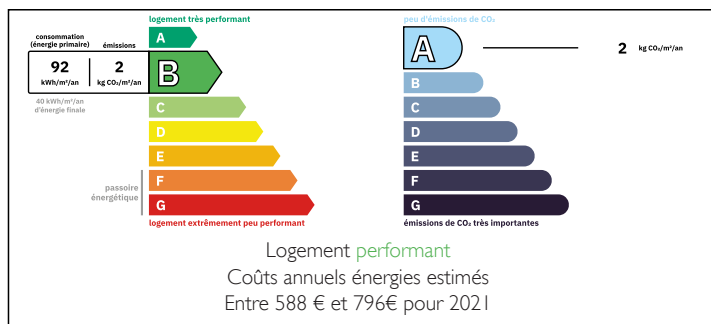
Town:	Melles
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	130 m2

## IN BRIEF

In the heart of the Pyrenean village of Melles, this traditional stone house has been fully renovated and is in excellent condition. A bright, sunny living room with a fully equipped modern kitchen opens onto a large panoramic terrace. Lounge with fireplace, large master bedroom, 2nd bedroom, Cellar, garage, landscaped garden. Reversible air conditioning. Beautiful wooden floors, very well decorated, Close to hiking, GR10, skiing and Spanish border.



## ENERGY - DPE



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

Nestled in the picturesque Pyrenean village of Melles, this beautifully renovated traditional stone house offers a perfect blend of rustic charm and modern comfort. The property is in excellent condition, providing a bright and inviting atmosphere throughout.

The spacious living room, bathed in natural light, features a fully equipped modern kitchen and opens onto a large panoramic terrace, ideal for al fresco dining and taking in the stunning views. A cosy lounge with a fireplace creates a warm and welcoming space for relaxation. The house boasts a large master bedroom, a second bedroom, and stylish wooden floors throughout.

Additional features include reversible air conditioning for year-round comfort, a cellar for extra storage, and a garage. The landscaped garden offers a serene retreat with plenty of space to enjoy outdoor living.

Ideally located close to scenic hiking trails, including the renowned GR10, and within easy reach of skiing and the Spanish border, this property is a dream for outdoor enthusiasts and those seeking a tranquil mountain escape.

Ready to move in and enjoy!

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