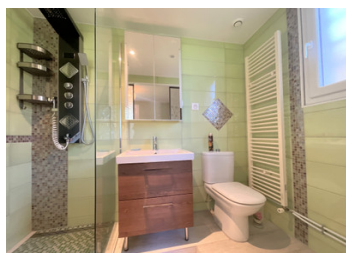


Renovated 4-bed home with a spacious garden and stunning mountain views, close to skiing



## INFORMATION

Town:	Cierp-Gaud
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	97 m2
Plot Size:	1652 m2



## IN BRIEF

Nestled in a picturesque setting, this beautifully renovated 4-bedroom home offers you modern comfort with its spacious interiors and thoughtful design, this property is perfect for families or for a holiday home in the Pyrenees.

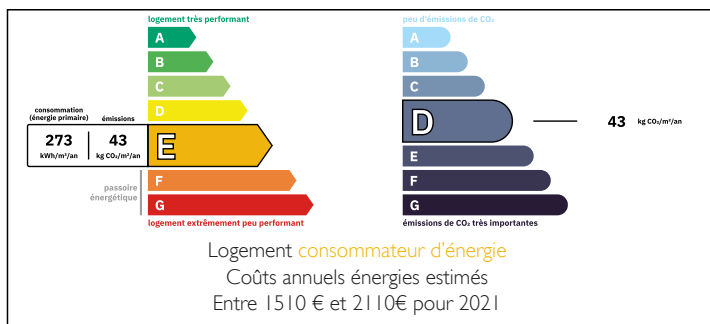
The home features a generous open-plan living area, filled with natural light, a wood burner and offering views of the surrounding mountains.

The modern kitchen, complete with appliances and storage, flows seamlessly into the living room, ideal for hosting friends and family.

Outside, the large garden is a true highlight, offering plenty of space for outdoor activities, gardening, or simply relaxing while soaking up the breathtaking mountain backdrop.

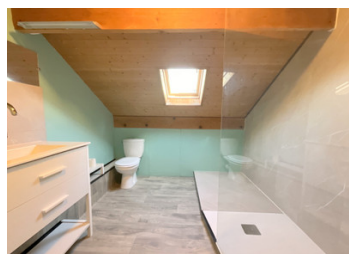
There's also potential to create an outdoor entertaining area to take full advantage of the idyllic

## 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

Situated in a peaceful corner of the charming village of Cierp-Gaud, this recently renovated 4-bedroom house offers the perfect combination of tranquility and convenience.

Just a short stroll from local amenities, outdoor activities, and excellent transport links, it's an ideal base for comfortable living or a holiday getaway.

The property has been thoughtfully modernized, with spacious, light-filled living room, a modern kitchen, and four bedrooms.

Outside, the home boasts a large garden, perfect for relaxing, entertaining, or enjoying the stunning views of the surrounding mountains.

## PROPERTY HIGHLIGHTS

This charming home offers a perfect blend of modern convenience and panoramic views, complete with:

- \* Mains gas and main drains
- \* Fibre optic potential (available in the village) for fast internet connectivity
- \* An 8 m<sup>2</sup> tiled terrace for outdoor dining or relaxing
- \* A large garden with ample space for a vegetable patch, or even a swimming pool if required.
- \* Extensive storage, including two garages, two additional storage buildings, and a wood store
- \* Walking distance to restaurant, shops, bars, schools and amenities.

## STEP INSIDE - A GUIDED TOUR

## GROUND FLOOR

From the delightful 8 m<sup>2</sup> tiled terrace, step through the front door into a welcoming entrance hall, featuring: