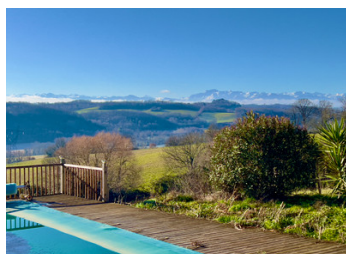


SPACIOUS COUNTRY HOUSE+GITE+POOL+STUNNING MOUNTAINS VIEWS NR BOULOGNE SUR GESSE

EXCLUSIVE



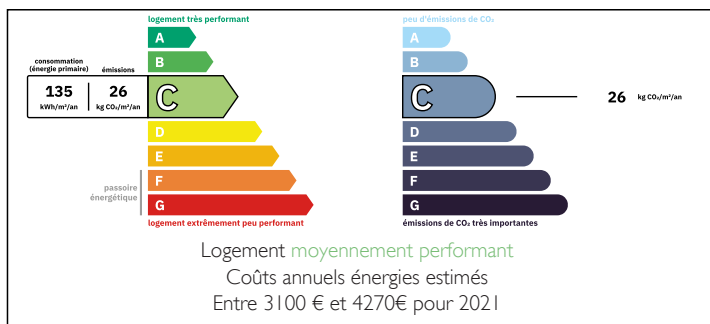
INFORMATION

Town:	Saint-Loup-en-Comminges
Department:	Haute-Garonne
Bed:	7
Bath:	5
Floor:	373 m2
Plot Size:	12343 m2

IN BRIEF

OPPORTUNITY! A fully renovated 7 bedroom 5 bathroom farmhouse in 3 acres of land with a 12 X 5m pool and stunning views of the Pyrenees for under €500K. The house has a DPE C rating, oil central heating, double-glazing, a recent septic tank and roof. It is well insulated. Large stone built outbuildings of over 340m2 complete this impressive ensemble. They comprise stables, a workshop, a mezzanine and parking space. On the East side of the house is a large covered terrace for outdoor dining with lovely views, lawned areas, flowering shrubs and an orchard. The pool area (12 x 5) is spacious and private, with over 200m2 of decking, a safety railing, a pool house and extraordinary views of the countryside and the Pyrenees. With its 1-bedroom gite this can be...

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

GROUND FLOOR

Entry hall with original oak staircase
Fully fitted kitchen - 24m2
Utility Room
Shower room and WC
Living room with fireplace - 27m2,
Sitting room 2 - 28m2
Dining room - 23m2.

FIRST FLOOR

Master suite with dressing room and bathroom - 37m2,
Bedroom 2 - 12m2
Bedroom 3 - 12m2
Bedroom 4 - 19m2
Bedroom 5 - 22m2
Bedroom 6 - 25m2
Bathroom - 11m2
Shower room w/ wc - 11m2

GITE

Self contained 1 bedroom gite with access to two further bedrooms and a bathroom on the first floor of the main house. Can be sectioned off.

TECH SPECS

Oil fired central heating
Fibre optic internet
Recent septic tank
12 X 5 Pool with pool house for filter pump etc.
Chlorine but can be set up for salt. 200m2 deck around the pool
DPE rating C

TOWNS/CITIES

Boulogne sur Gesse - 15 mins
Toulouse - 1hr15
St Gaudens - 30 mins
Tarbes - 1hr
Lannemezan - 30 mins

TRANSPORT

Airports