

Charming restored Pyrenees home and gite with original features, business potential and stunning views



INFORMATION

Town:	Sengouagnet
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	128.9 m2
Plot Size:	7515 m2



IN BRIEF

Looking for peace and mountain views in a traditional Pyrénéen village?

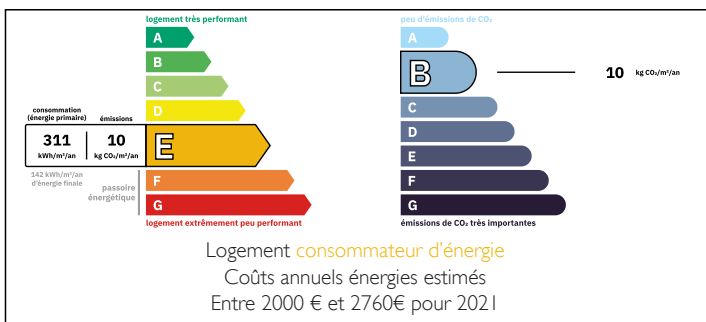
This charming, south-facing property on the edge of Sengouagnet offers a beautifully renovated 2-bedroom house plus a 1-bedroom gîte—perfect for extended family, holiday rental, or long-term let.

Set on 7,515 m² of land, there's space for animals, a vegetable garden, and fruit trees. The location is ideal for nature lovers, with stunning walks, cycle routes, lakes, and rivers all nearby.

Three ski resorts are under an hour away:

- * Le Mourtis (29 mins)
- * Superbagnères via telecabin (50 mins)
- * Peyragudes (1 hr).

ENERGY - DPE



A fantastic lifestyle opportunity with income

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.



DESCRIPTION

Tucked away in the peaceful and picturesque village of Sengouagnet, this beautifully renovated, south-facing stone property is brimming with charm, character, and opportunity.

Whether you're dreaming of a tranquil family retreat, a lifestyle change, or a business venture in the heart of the Pyrenees, this property offers a rare blend of authenticity, comfort, and flexibility.

Lovingly restored using eco-conscious materials, the property includes a 2-bedroom main house and a fully self-contained 1-bedroom gîte/apartment—perfect for extended family, guests, or generating income through holiday or long-term rental.

Inside, traditional features have been thoughtfully preserved to retain the soul of the home. You'll find original wooden floors, exposed ceiling beams, and a feature fireplace that bring timeless warmth and rustic elegance.

Wood-framed windows and doors, many with their original shutters, open up to views of rolling hills and the surrounding countryside, creating a serene and inviting atmosphere throughout.

Let's take a tour of the main house:

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GROUND FLOOR

Step through the original wooden front door into the tiled hallway, with a staircase rising to the first floor. Tucked beneath the stairs is a wc.

To the left, enter the lounge and dining room, filled with natural light and character:

- Two windows, including a new double-glazed picture window framing scenic views
- An original fireplace with 12kW wood-burning stove and traditional wooden mantel

LOCAL TAXES

Taxe habitation: EUR

NOTES