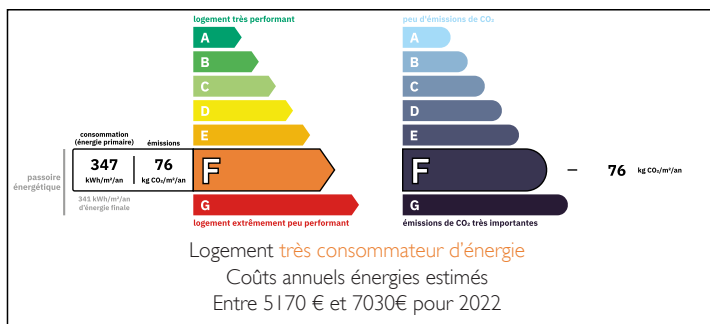


Superb house to renovate with outbuildings, land, business potential and panoramic views in the Pyrenees



ENERGY - DPE



INFORMATION

Town:	Saleich
Department:	Haute-Garonne
Bed:	6
Bath:	1
Floor:	177.43 m2
Plot Size:	6105 m2

IN BRIEF

A rare opportunity to create your dream home or business in the heart of the Pyrenees.

The property has fantastic potential, but requires renovation, offering you the chance to shape it to your vision.

This substantial property offers a house and outbuildings with original features and superb potential to renovate and shape it to your vision.

Set on a lovely plot with panoramic countryside and mountain views, ideal for developing gîtes, a B&B, accommodation for groups or simply creating a spacious family retreat.

Located in a peaceful village, this private property enjoys an ideal location, offering the tranquillity of rural life yet within easy reach of two bustling towns, each providing a full range of shops, services, and

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

Located in a peaceful Pyrenean village, this large and characterful property offers a superb opportunity for renovation.

With original features including high ceilings, wooden floors, solid doors, and decorative ironmongery throughout, it is full of authentic charm and enormous potential.

Set on generous grounds with panoramic views towards the mountains, the property includes a spacious main house, a ruin ripe for development, a former chicken house, and two vast barns offering countless possibilities for creating a stunning family home, gîtes, a B&B, or a business project.

MAIN HOUSE

The home retains original character elements, including high ceilings, traditional doors, beautiful wooden floors, and ornate ironmongery on the windows.

GROUND FLOOR

You enter the property via the original entrance door with decorative grill.

ENTRANCE HALL

- Tiled flooring
- Radiator
- Access to the living room, two bedrooms, WC, shower room, and staircase to the first floor

A side door from the terrace, fitted with a key box, leads into the kitchen.

KITCHEN

- Tiled flooring
- Fitted kitchen with oven, microwave, extractor hood, gas hob, and dishwasher