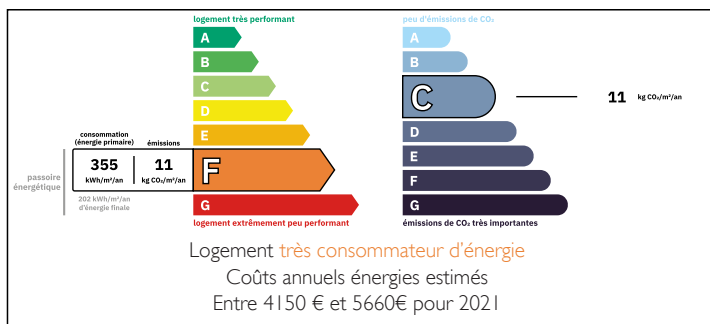


Stunning 3-bedroom property, with panoramic views, a potential gite and beautiful parkland in Pyrenees.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Encausse-les-Thermes
Department:	Haute-Garonne
Bed:	3
Bath:	3
Floor:	229.37 m2
Plot Size:	5400 m2

## IN BRIEF

Unique and full of character, this beautiful home in the sought-after Pyrenean village of Encausse-les-Thermes is ready to move into and enjoy.

With spacious interiors, panoramic mountain views and private parkland gardens, it offers the perfect blend of charm and comfort.

Just over an hour from Toulouse International Airport, 10 minutes from Aspet, and a short walk to village amenities including a café, bakery, pharmacy and mini-market.

Ideally positioned for outdoor enthusiasts, with direct access to hiking trails, cycling routes and Le Mourtis ski resort (40 mins).

A detached 50 m² outbuilding offers excellent potential as a luxury gîte or additional

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 ACCOMMODATION

The main living space is situated on the ground floor, offering seamless access to the terrace and gardens, and blending comfort with understated elegance throughout.

### LIVING ROOM

Spacious, bright, and full of charm, the main living area is ideal for entertaining or simply relaxing by the fire.

It features:

- \* Lounge and dining areas with excellent natural light
- \* Wood-burning stove for cosy winter evenings
- \* Exposed ceiling beams and tiled floors
- \* Two radiators
- \* Patio doors that open directly onto the sunny terrace

### TOWER SITTING ROOM

Adjoining the main living space is a beautiful circular room in the property's tower — an inviting second lounge, ideal as a TV room, studio, or library.

This elegant space includes:

- \* Two additional windows for extra light
- \* Radiator
- \* Patio doors to the terrace
- \* Wide wooden spiral staircase leading to the tower bedroom

### KITCHEN AND ADDITIONAL DINING AREA

The fully equipped kitchen is both spacious and practical, with:

- \* Matching tiled floor
- \* Breakfast bar
- \* Radiator