

Idyllic stone home in the Pyrenees with flat private garden, covered terrace & summer kitchen – pure bliss!

EXCLUSIVE



INFORMATION

Town:	Estadens
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	199.03 m2
Plot Size:	2156 m2

IN BRIEF

Step through the large iron gates into a private haven of peace and charm, set in one of the most beautiful corners of the Pyrenees.

Surrounded by nature and birdsong, this enchanting stone house sits in a quiet, friendly village and offers the perfect blend of character, comfort and calm.

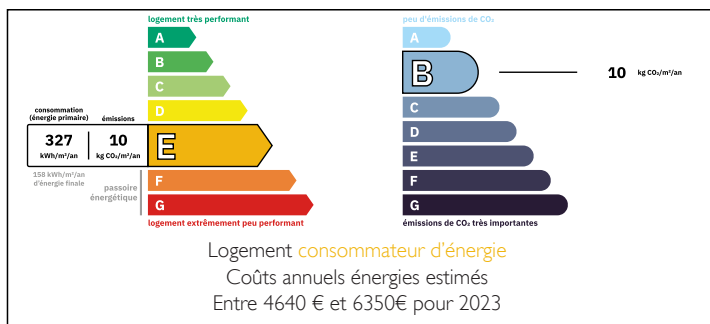
With four bedrooms, exposed beams, original doors, stone walls and wood burners, it's a perfect blend of character and modern comfort.

The south-facing terrace and covered summer kitchen are perfect for lazy lunches and evenings under the stars, while the fully enclosed garden wraps around the home with fruit trees, a wooden workshop and charming outbuildings.

With private parking, a second gated access, and flexible living spaces, this home is as practical as it is



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 foncière: 980 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Let's take a tour together and explore what this house has to offer you.

As you pass through the large iron gates into this fully walled haven, you're immediately struck by the tranquillity and the picturesque countryside that surrounds this charming home.

The inviting south-facing wooden terrace offers the perfect spot to relax in the sun or enjoy al fresco meals with friends and family, and leads directly to the front entrance.

GROUND FLOOR

The solid, wide wooden entrance door opens into a welcoming hallway with click-lock flooring and discreet storage under the staircase – ideal for coats, shoes and outdoor wear. A charming wooden staircase leads you to the first floor.

LIVING AREA

To the left of the hallway is a spacious open-plan living area that naturally divides into two comfortable zones:

LOUNGE

A bright and peaceful space for relaxing or entertaining, with a lovely balance of traditional features and comfort:

- South-facing double glazed window bathing the room in natural light
- Radiator
- Tiled flooring
- Exposed ceiling beams
- JOTUL wood burner set within a stone fireplace and topped with a rustic wooden mantel
- One exposed stone wall adding texture and warmth
- Original internal wooden door adding authentic