

Panoramic views, 5-bed home plus 1-bed gîte, land, terraces and outbuildings – south-facing and turnkey



## INFORMATION

Town:	Lodes
Department:	Haute-Garonne
Bed:	6
Bath:	0
Floor:	234 m <sup>2</sup>
Plot Size:	4886 m <sup>2</sup>

## IN BRIEF

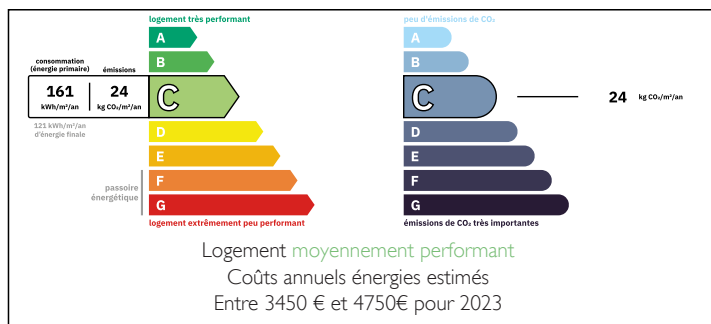
Nestled in a peaceful village in the beautiful foothills of the Pyrenees, this south-facing property offers the perfect blend of comfort, space, and rural charm.

With panoramic mountain views, 5 spacious bedrooms in the main house, a self-contained 1-bedroom apartment/gîte, and a variety of outbuildings including a carport, workshop, and covered terrace, this home is ideal for a large family, holiday home, and/or rental income.

The property is in very good condition throughout, with a generous garden with veggies, trees, shrubs and flowers ideal for relaxing and enjoying the sunshine and scenery.

Set in the heart of the Occitanie region, you're surrounded by stunning natural landscapes, traditional villages, and endless opportunities for hiking, cycling, skiing, and river activities.

## 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.



## DESCRIPTION

Beautifully Maintained Home with Gîte, Outbuildings, Panoramic Views and South-Facing Garden – Move-in Ready

Tucked away in a peaceful village surrounded by the foothills of the Pyrenees, this attractive south-facing property offers a rare opportunity: a spacious, beautifully maintained main residence, a separate one-bedroom apartment (ideal for guests or letting), a mature garden with panoramic views, and a collection of outbuildings – all just a short drive from essential services and natural attractions.

This is a home that has been lovingly cared for, with character features, flexible accommodation, and ready-to-enjoy comfort throughout.

Let's step inside and explore the details:

### MAIN HOUSE

#### GROUND FLOOR

##### Entrance Hall

A welcoming tiled hallway sets the tone for the house. With neutral tones and good lighting, it's the ideal transition space as you move through the home. There is a long wall radiator and staircase leading up to the first floor accommodation.

##### Bedroom I / Study

Currently used as a study, this versatile ground-floor room can also serve as a guest bedroom or hobby room. It has tiled flooring and a large window for natural light.

##### WC (Separate Toilet)

Convenient ground-floor WC with tiled floor and wash basin, ideal for guests and daily use.

## LOCAL TAXES

**Taxe foncière: 1791 EUR**

**Taxe habitation: EUR**

## NOTES