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## **House to be completed for tourist activities near autoroute A64**

**Saint-Plancard , Haute-Garonne , Occitanie**







# €197,500

inc. of agency fees

3 Beds 2 Baths 127 sqm 0.42 ha

House to be completed for tourist activities near autoroute A64. With great enthusiasm the owners have started this project, but unfortunately it cannot be completed by them. The intention is to realize motorhome pitches and all facilities for this on the site have already been installed. The base of the house has been addressed and now requires the final finish. All the small spaces downstairs have been broken open to make it one large living space and in the floor all the pipes are already for a kitchen island, the bathrooms, toilet and for the underfloor heating. Upstairs there are 3 bedrooms and a bathroom. In front of the house is planned a veranda where all the pillars are located with on the first floor the huge balcony to enjoy the view of the Pyrenees even more. All electrical connections are made, as well as water and internet. At the entrance there is an entrance for wheelchair users and there is also a conversion so that you can enter dry. The site measures 4200m<sup>2</sup> with a few camper pitches (6 in total). Furthermore, there used to be a huge barn that was destroyed by fire, of which only the back wall still stands in beautiful authentic river boulders. However, there is still a barn of which part of the roof has also been burned, but where it has already started and is to be renovated. 2 gîtes are planned.

One downstairs and one on the first floor. In short, a house and terrain with challenges. The house is 12 km from the autoroute Saint-Gaudens-Lannemezan. Which makes it attractive for campers to spend the night there. Also for people who like

## At a Glance

<b>Reference</b>	MFH-MPHGC2088	<b>Near to</b>	Saint-Plancard	<b>Price</b>	€197,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	127 sqm
<b>Land</b>	0.42 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

## Property Description

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In short, a house and terrain with challenges. The house is 12 km from the autoroute Saint-Gaudens-Lannemezan. Which makes it attractive for campers to spend the night there. Also for people who like to visit the Pyrenees both in summer and winter.

Also, all amenities have already been laid out for a double garage or a garage for 1 car and a bedroom with bathroom on the ground floor.

For those who are handy themselves and want to generate income in the long term, this is a great opportunity to realize that.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€197,500

## Key Information

Year Built:	1955
Internal Area:	127 sqm
Land Area:	0.42 ha

## Location: Occitanie



## Gallery







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