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## Farmhouse for sale in Haute-Garonne

Bagnères-de-Luchon , Haute-Garonne , Occitanie



# €275,000

inc. of agency fees

4 Beds      180 sqm      0.47 ha

Located in a hamlet of the Bourg d'Oueil valley 12 mins from Bagnères-de-Luchon is this very beautiful farmhouse, south/south-east...

### At a Glance

<b>Reference</b>	MFH-ADF1626021	<b>Near to</b>	Bagnères-de-Luchon	<b>Price</b>	€275,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.47 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a hamlet of the Bourg d'Oueil valley 12 mins from Bagnères-de-Luchon is this very beautiful farmhouse, south/south-east facing, offering 190m<sup>2</sup> of living space including four bedrooms and 500m<sup>2</sup> of outbuildings on 4690m<sup>2</sup> of grounds with no overlooking neighbours. Important potential for a gîte, seminars or receptions.

On entering the property you will remark all the buildings centred around the interior courtyard in the

traditional Pyrenean style.

This pleasant, peaceful mountain hamlet has traditional buildings constructed from stone, wood and slate. The area is ideal for hiking and cycling all year round, as well as for skiing. There are no main roads nearby and no sound or visual nuisances in this natural setting. The view from the property is of the Superbagnères ski area and surrounding 3000m Luchon summits.

The main house has a central 8m<sup>2</sup> entrance hall serving, to the left, the 31.5m<sup>2</sup> main living room with fireplace and bread oven, and a 32.5m<sup>2</sup> room to the right with a toilet.

A wooden staircase leads up to a 10m<sup>2</sup> landing which serves four good-sized bedrooms (13m<sup>2</sup>, 13.5m<sup>2</sup>, 14m<sup>2</sup> and 16m<sup>2</sup>) as well as a bathroom and toilet. The two south-facing bedrooms offer a splendid view of the Luchon summits.

A closed staircase allows access to a 70m<sup>2</sup> insulated attic space (48m<sup>2</sup> Carrez Law) for your projects. The dormer windows and skylight allow light.

The house is constructed from stone with a traditional roof framework and the window openings are of cut stone. The roof is covered in a slate containing asbestos fibres. A fireplace in each room adds a certain charm. The windows have one pane of glass. A heating system will have to be added, wiring should be updated and an individual sewage system will have to be installed.

A livestock barn has an incredible 228m<sup>2</sup> footprint and an upper floor. There are also numerous lean-to's, poultry houses and shelters. The stone walls are in perfect condition. There are 500m<sup>2</sup> of space to bring your projects for gîtes, reception rooms, exercise rooms, music rooms, cinema etc to fruition.

A wooded plot at the roadside away from the village will provide you with firewood.

You will be 12 mins from Luchon, 35 mins from the Spanish border, 20 mins from skiing at Peyragudes, 2h from Toulouse.

## Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€275,000

## Key Information

Internal Area:	180 sqm
Land Area:	0.47 ha

## Location: Occitanie



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**C. BAUER – Sunday Times**

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