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## House for sale in Haute-Garonne

Villeneuve-Lécussan , Haute-Garonne , Occitanie



# €175,000

inc. of agency fees

3 Beds      127 sqm      0.4 ha

Located between Montrejeau and Lannemezan is this old home, currently under renovation, offering 127m<sup>2</sup> of living space and 4000m<sup>2</sup>...

### At a Glance

**Reference** MFH-ADF1626249

**Bed** 3

**Land** 0.4 ha

**Near to** Villeneuve-Lécussan

**Pool** No

**Price** €175,000

**Hab.Space** 127 sqm

**Land Tax** N/A

### Property Description

Located between Montrejeau and Lannemezan is this old home, currently under renovation, offering 127m<sup>2</sup> of living space and 4000m<sup>2</sup> of south-facing land with a view of the Pyrenees.

If you have some imagination, you will fall under the charm of this house immediately which has been designed with care and intelligence to maximise its space.

The ground floor is prepared for a 62m<sup>2</sup> living space, the heart of this home, comprising a kitchen, living room, dining room and a study. This is all augmented by the 48m<sup>2</sup> conservatory which opens to the garden and view of the mountains.

The west entrance has the electric fuse box and plumbing to install a laundry and toilet.

Upstairs are three bedrooms (12m<sup>2</sup> and two of 14m<sup>2</sup>), a spacious 14m<sup>2</sup> bathroom (with double sink, bath and walk-in shower) and a toilet. The diamond in the rough is the roof terrace solarium above the conservatory with a superb view of the mountains.

The house will be heated by a 20kw wood burner (on site but not installed) and electric powered radiators.

Outside are several fruit trees, a well and a 110m<sup>2</sup> cowshed of which the roof and framework should be renovated.

Now we need to stop imagining and see what exactly has been done to the house. Windows and doors are double glazed. There are roller shutters and insect screens. The loft has been insulated. The property is connected to the sewage mains. Necessary plumbing is completed. The construction of the conservatory and the bases of the terrace (80m<sup>2</sup>) and garage (86m<sup>2</sup>) are completed.

Still to be completed: installation of a staircase, construction of a garage, close off the

conservatory to the elements and finish the floor, install a kitchen (the plumbing and wiring is in place), add a bathroom, finish the wiring, add a balustrade to the solarium and general finishing touches (plasterboard, plastering, painting, installation of the wood burner etc...)

In conclusion, this property has many qualities and will make a lovely home for a family and/or those who like DIY or have experience in the building trade who can finish this home rapidly.

N.B. There is space planned for a motorhome.

You will be just over 10 mins from Lannemezan, 40 mins from Tarbes, 1h from skiing, 1h30 from Toulouse, 2h from the Atlantic coast and 2h45 from the Mediterranean coast.

### Summary

Property type:	House
Bedrooms:	3
Price	€175,000

### Key Information

Internal Area:	127 sqm
Land Area:	0.4 ha

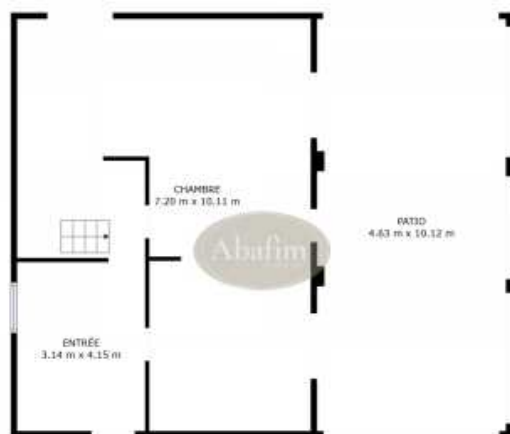
### Location: Occitanie



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**S. and L. BROWN**



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