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## Lovely village home

**83 000 €** [ Honorarios al vendedor ]

- Referencia : AF26842
- Número de habitaciones : 4
- Número de habitaciones : 2
- Espacio habitable : 65 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 478 €



Located in a peaceful village 15 minutes from Bagnères de Luchon and 5 minutes from Cierp-Gaud, this lovely house has a living space of 65 m<sup>2</sup> and is composed of a kitchen, a living-cum-dining room, 2 bedrooms and a bathroom. A property ideal as a main or second home near all conveniences and ski resorts.

To the left of the front door is the kitchen (10.25 m<sup>2</sup>); to the right is a bright dining room (23 m<sup>2</sup>).

Returning to the entrance hall, a nice wooden staircase leads to the first floor which has 2 bright bedrooms (10 m<sup>2</sup> & 13 m<sup>2</sup>; one with a balcony), a bathroom (3.8 m<sup>2</sup>) and a toilet.

This property is ideal as a first purchase or a second home; near all conveniences, hiking trails and ski resorts.

Construction is traditional. The roof is in perfect condition with natural slate tiles. Joinery is PVC and double-glazed, with electric roller shutters. Hot water and heating provided by a mains gas-fired boiler. Connected to mains drainage. Semi-detached.

Located 15 minutes from Bagnères de Luchon and from the express ski lift for the ski resort Superbagnères (8 min from Luchon); 1 hr 15 min from Toulouse and its airport; 20 min from the ski resort Le Mourtis; 2 hr from the Atlantic Ocean and the Mediterranean Sea.

**CONSUMO DE ENERGIA :**  
**EMISIONES DE GASES DE EFECTO**  
**INVERNADERO :**

**F (340)**

**F (74)**