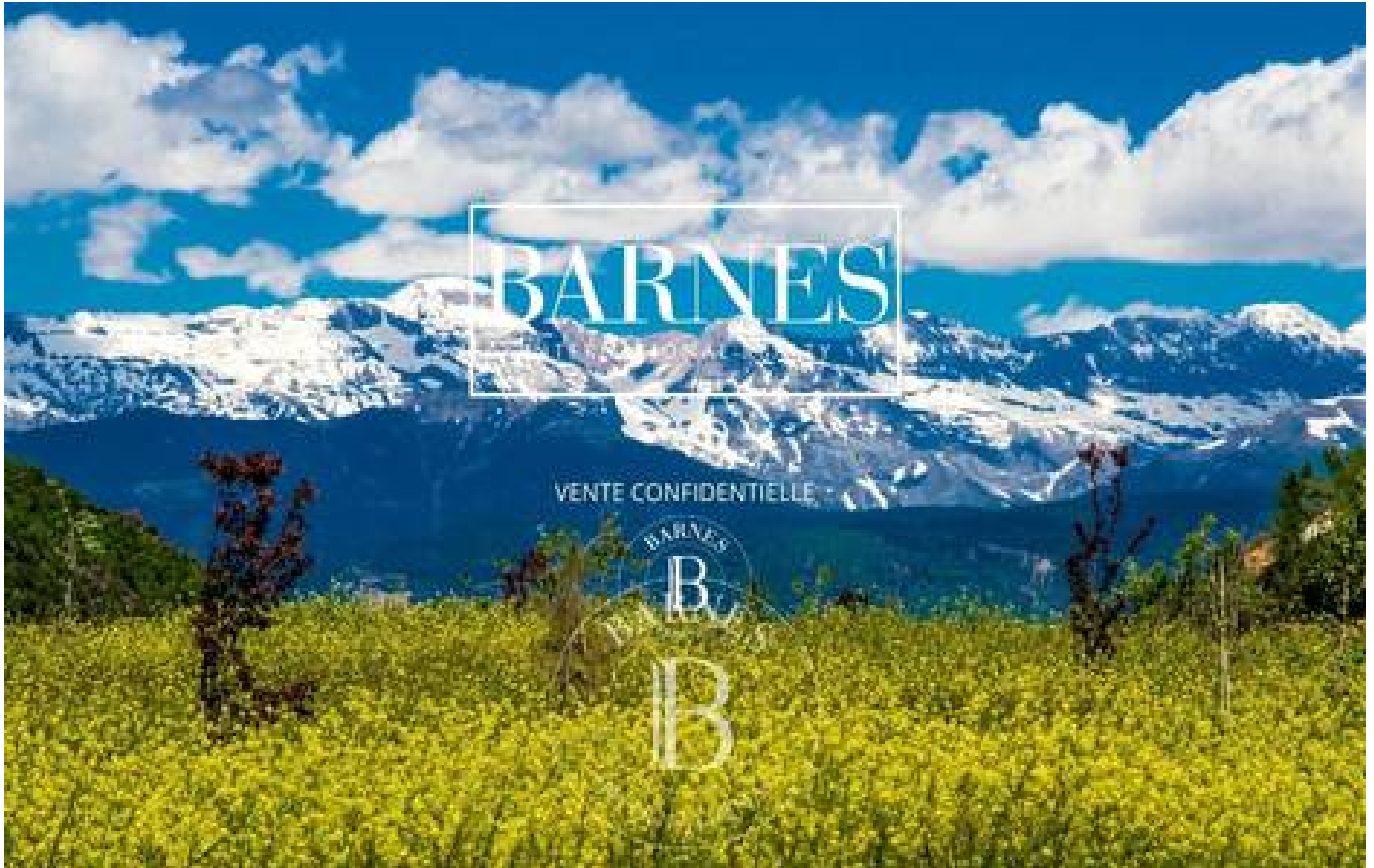




PYRENEES, NEAR SKI RESORTS, FULLY RESTORED 19TH CENTURY VILLA AND
1.7 HECTARE PARK



SELLING PRICE : 1 490 000 €

CONTACT : HADRIEN DE BELLE - MOBILE PHONE +33561757065

EMAIL : H.DEBELLE@BARNES-INTERNATIONAL.COM

46 RUE DU LANGUEDOC
31000 TOULOUSE



PHONE : +33 5 61 75 70 65
TOULOUSE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

Located 20 minutes from the ski resorts of the Pyrenees, this 19th-century character property has been fully restored using high-quality materials and is set in wooded grounds of approximately 1.7 hectares.

This villa is ideal as a family home and/or commercial accommodation business.

Built on three main levels plus a ground floor and attic, it comprises:

A large entrance hall leading to a living room, dining room, kitchen and utility room, library and study.

On the first floor, a large suite with bathroom and shower, then a separate apartment with living room, kitchenette, office, two bedrooms and bathroom.

On the second floor, a suite with bedroom, bathroom and living room, then a separate apartment with living room, two bedrooms and two bathrooms.

An attic converted into a bedroom and living room.

On the ground floor, there is a gym and a games room, a utility room and a storage room.

A large 1.7-hectare park with many species of trees adds to the charm of this property, which is close to all amenities. The villa has been beautifully restored using high-quality materials and modern features, including home automation equipment, which makes it ideal for use as a guest house.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	370 m ²
Land area (m2) :	17,000 m ²	room number :	16	Bedrooms :	7
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	C	Gaz consumption assessment :	C
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

46 RUE DU LANGUEDOC
31000 TOULOUSE



PHONE : +33 5 61 75 70 65
TOULOUSE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

46 RUE DU LANGUEDOC
31000 TOULOUSE



PHONE : +33 5 61 75 70 65
TOULOUSE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION
PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE