

Superb 4 bedroom Maison de Maître with swimming pool in quiet hamlet location, close to 2 market towns

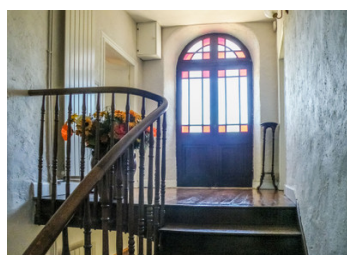
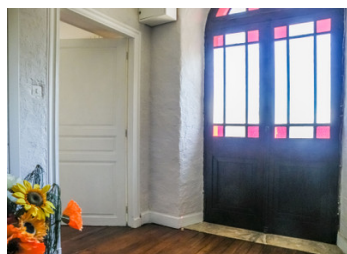


## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Estampures      |
| Department: | Hautes-Pyrénées |
| Bed:        | 4               |
| Bath:       | 2               |
| Floor:      | 190 m2          |
| Plot Size:  | 3360 m2         |

## IN BRIEF

Spacious early 19th century, south facing Maison de Maître in centre of quiet village, not overlooked with view of the mountains. Set in a manageable garden with pool area, front and rear gardens with trees and flowering shrubs planted among the lawn areas. Drive through the iron gates up to the house and graveled parking area, walk through the original wood front doors into a wonderful 'ready to move into' house.



## ENERGY - DPE

DPE in progress.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 1554 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Entering the house through the front doors you find yourself in the entrance hall (6m<sup>2</sup>) with the original wood staircase leading up to the first floor, the floor is tiled and there is a large radiator. The house benefits from an oil fired central heating system with radiators connected throughout. You will find a separate WC located under the stairs.

To the right is the first of many bright and airy rooms. The sitting room (27m<sup>2</sup>) has a tiled floor, fireplace, two large windows, one south facing, and two large radiators. A lockable door can take you to the garage/barn that is perfect for adding more rooms to the property if required.

Opposite the sitting room is the spacious dining room (28m<sup>2</sup>). With its original fireplace with wood burner installed, tiled floor, two large radiators and large south facing window,

A doorway continues through to the kitchen (19.5m<sup>2</sup>) with fitted wall and floor units, space for a dishwasher and washing machine. The floor is tiled and there are large sliding doors that take you out to the wonderful open fronted terrace.

A spiral staircase leads from the kitchen to the first floor where you will discover two of the four bedrooms and a family sized bathroom.

Taking the main staircase to the first floor landing. At the top of the stairs you have french doors with glass that reflect beautiful coloured sunlight on the landing, they also open onto a south...