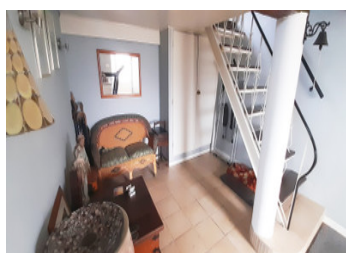
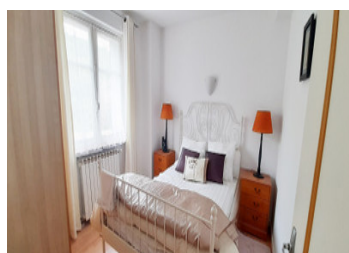
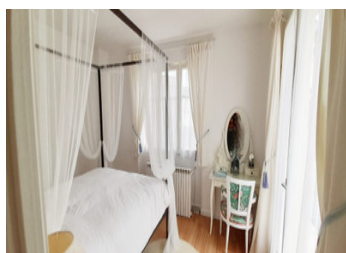
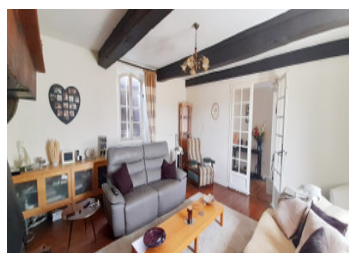


Quiet village retreat with B&B potential – low-maintenance and full of charm!



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Monlong         |
| Department: | Hautes-Pyrénées |
| Bed:        | 4               |
| Bath:       | 1               |
| Floor:      | 181 m2          |
| Plot Size:  | 485 m2          |

## IN BRIEF

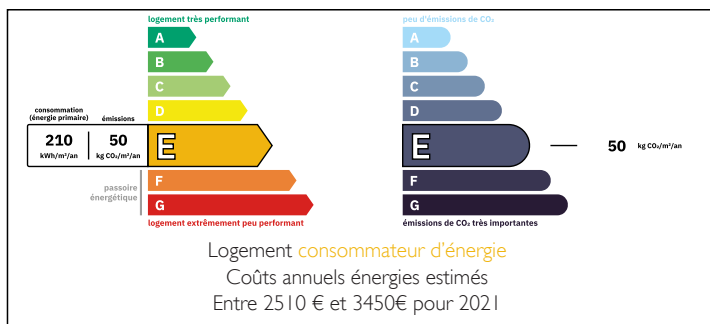
Offering 180 m<sup>2</sup> of versatile living space, this charming property is ideal for a large family or those seeking to create an enchanting chambre d'hôte business.

Originally built in 1830 and thoughtfully extended in 1969, the house now combines character features with generous proportions, providing the perfect blend of history and comfort.

At its heart lies a stunning kitchen with a large island, a true gathering place for family and friends. The preserved stone archway - once used as the entrance for horse-drawn carriages - adds unique character and a reminder of the home's heritage.

Outside, the sunny, low-maintenance garden offers a peaceful retreat, with inviting areas to relax throughout the day.

## ENERGY - DPE



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:** 530 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This charming property offers a rare opportunity to enjoy a lifestyle that blends historic character, modern comfort, and versatile living options. Whether for a large family, a welcoming home with guest accommodation, or even a chambre d'hôte project, this is a house with endless potential.

At the heart of the home lies the magnificent kitchen (31.98m<sup>2</sup>), a space designed for both everyday living and entertaining. With room for a dining table seating 12, it's perfect for hosting family gatherings or intimate dinners. The kitchen features quality fitted units, stylish wall tiles, and a polished tiled floor that enhance its timeless appeal. Exposed beams bring warmth and character, while bi-fold doors open to a private courtyard with seating area — ideal for alfresco dining or simply enjoying the sunshine.

The tiled hallway (17.4m<sup>2</sup>) off the kitchen includes a downstairs WC and two very practical storage cupboards, one of which houses the water meter, the other tucked under the stairs. The wooden staircase with open treads and wrought-iron banister leads to the upper floor.

On the opposite side of the hall is a versatile room (19.93m<sup>2</sup>), currently used as a craft room but equally suited as a downstairs lounge or additional bedroom.

Upstairs, wooden flooring runs throughout. The landing (4.43m<sup>2</sup>) features the original front door, road-facing, adding charm and character.

To the left is an office (13.09m<sup>2</sup>) with Juliet balcony — a calm and inspiring space — leading through French doors to the bright lounge (29.07m<sup>2</sup>). This is a welcoming room...