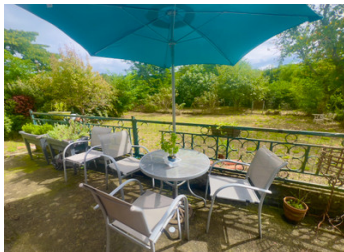


## CHARACTER VILLAGE HOUSE / OUTBUILDINGS/ GARDEN ON THE RIVER / TO UPDATE / NR TRIE-SUR-BAISE

EXCLUSIVE



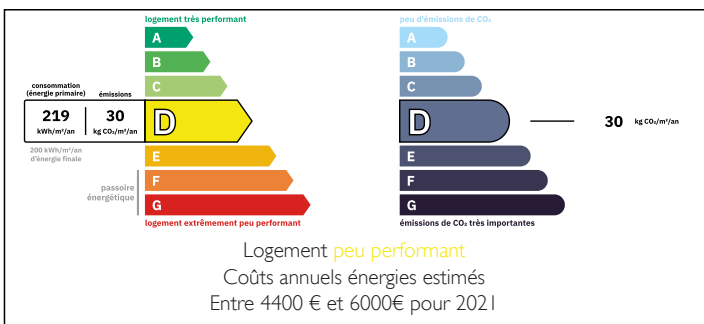
## INFORMATION

Town:	Bonnefont
Department:	Hautes-Pyrénées
Bed:	6
Bath:	2
Floor:	263 m2
Plot Size:	1804 m2

## IN BRIEF

This lovely old house in the centre of a village is wonderfully private and quiet, not overlooked and has the Baïse river at the bottom of the garden. It's very spacious, with about 263m2 comprising 5/6 bedrooms, 2 bathrooms, 2WCs, a large kitchen, 2/3 reception rooms and an office, a utility room and about 300m2 of outbuildings. The garden is a mass of climbing roses and hydrangeas, along with fruit trees (apples, pears, cherries, figs, peaches, persimmon). There is oil fired central heating, a wood burner in the stone inglenook fireplace in the salon, beautiful wood floors in all the bedrooms upstairs, a downstairs bedroom and shower room, a utility room and a terrace overlooking the garden off the kitchen. While perfectly habitable, it could do with a fair amount of updating - hence the price. ...

## ENERGY - DPE



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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.



## DESCRIPTION

The original front double door from the cobblestone courtyard takes you into a wide front hall with the original oak staircase. On the left are pretty, double half-glazed period doors into the spacious, double aspect sitting room with a stone inglenook fireplace and a log burner. From here, there is a door through to a smaller room, perfect for an office/study. Then onto a large room with stone walls and a cupboard with the hot water tank.

To the right off the central entrance hall are an anteroom to the massive kitchen which has french doors out to the terrace, a utility room, a large bedroom with ensuite shower and a WC.

Up the oak staircase you find 4 very large bedrooms and a smaller 5th bedroom/office, all with original wood floors, a bathroom also with a wood floor which has a claw foot bath (needs refinishing) and vintage basin/taps, a separate small shower room and a separate WC.

There is a staircase to the attic which has full floor insulation.

### OUTSIDE

Across the courtyard is an ensemble of barns/outbuildings totalling about 300m<sup>2</sup>. These comprise, 2 storage rooms right opposite the house, a large barn which serves as a garage, off of which is an area that was at one time a stable with a hayloft above and a large storeroom. On the other side of the storeroom is a large workshop downstairs and a huge space upstairs probably also used as...

## LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

## NOTES