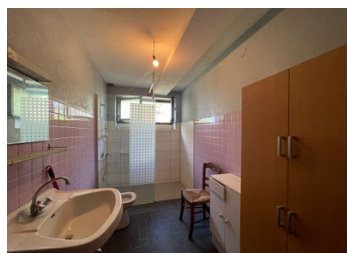


Exciting Renovation Project with Option to Buy 2 Nearby Woodland Plots!



INFORMATION

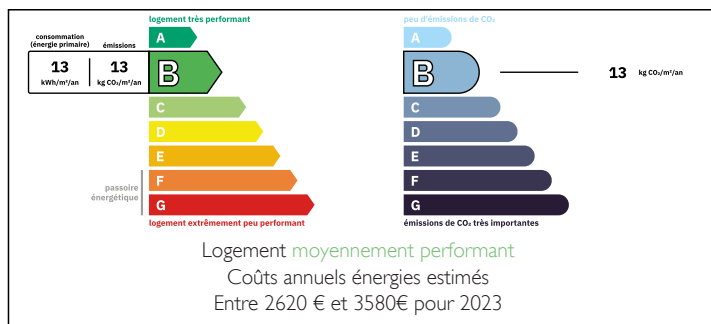
Town:	Barthe
Department:	Hautes-Pyrénées
Bed:	4
Bath:	1
Floor:	0 m2
Plot Size:	20447 m2



IN BRIEF

A fantastic opportunity to develop your dream home or business using the framework of this existing farmhouse and its extensive outbuildings – with the added bonus of adjacent gardens and agricultural land.

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.



DESCRIPTION

This former working farmhouse is surrounded by countryside views and forest. Whilst it retains many original features, it is in need of upgrading and presents an opportunity for someone with vision and imagination to harness its potential and create a stunning space!

Whatever your end goal - this piece of real estate could be your incredibly special project. Viewing is highly recommended to realise the huge possibilities waiting to be discovered!

Electricity and water are connected and there is an individual fosse septic. Furthermore, there are two wells on the grounds. A stream forms the boundary at the rear of the land.

LOCAL TAXES

Taxe habitation: EUR

Ground Floor:

Entrance hallway – 12.31m²

Reception Room 1 – 25.76m²

Reception Room 2 – 25.31m²

Dining Room – 21.27m²

Kitchen – 9.32m²

Bathroom – 6.73m²

WC – 1.86m²

Bedroom/Office – 9.27m²

Garage – 26.51m²

NOTES

A curved wooden staircase, with ornate, hand carved balustrades, leads to the first floor:

First Floor:

Landing – 5.0m²

Bedroom 1 – 26.24m²

Bedroom 2 – 17.17m²

Bedroom 3 – 10.99m²

Outbuildings:

Atelier – 158m²

Grange – 196m²

Outbuilding 3 - 80m²

Outbuilding 4 - 120m²