

UNDER OFFER- Bigourdane style house with semi-basement on grounds in protected area with views of the Pyrenees



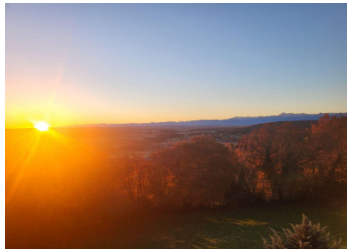
## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Vic-en-Bigorre  |
| Department: | Hautes-Pyrénées |
| Bed:        | 2               |
| Bath:       | 2               |
| Floor:      | 146.74 m2       |
| Plot Size:  | 4790 m2         |

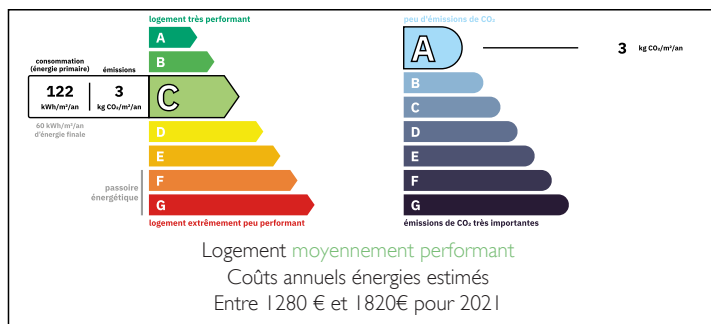
## IN BRIEF

Contemporary 147 m<sup>2</sup> Bigourdane-style house with 78 m<sup>2</sup> semi-buried basement, built in 2012/13 on landscaped grounds of 4,790 m<sup>2</sup> with distant views of the countryside and the Pyrenees. The peaceful setting of this property is protected by its proximity to a Priory and an Archaeological Site. The choice of materials and the construction of this property in this protected area was overseen by “Batiments de France” to ensure that it was in keeping with its setting and environment. There is listed hiking, mountain-biking and horse-riding trails just 300m from the house.

The property offers a front of house garage, accommodation on two floors, and garage, workshop and storage space below ground level in south facing grounds.



## 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 quality home built in 2012/2013 offers a large ground floor lounge with three patio doors opening onto the terrace that surrounds the ground floor, a kitchen and dining area, a large bedroom with a patio door opening onto the terrace, a shower room and separate toilet. In total including the cellar the space adds up to 159m<sup>2</sup>

Access to the first floor via quality staircases leads to a large games room/lounge and a master bedroom with en suite bathroom and WC. It is possible to create two bedrooms and a lounge in the games room at little extra cost (quotation available). The house is equipped with double glazing, wooden shutters, a wood-burning stove, reversible air conditioning and a septic tank that meets current standards,

The basement is accessed via double forged steel gates and has space for parking, garden equipment storage and a workshop.

The 4,790 m<sup>2</sup> grounds are laid to lawn and planted with a mixture of shrubs and trees. An 8584 m<sup>2</sup> suitable for keeping horses and located two minutes' walk from the house, is available for purchase at a reasonable price.

This property is situated in a much sought-after picturesque village, part of which has listed buildings and historic sites that limit what can be built around them. You will be close to all the necessary health services, schools, colleges and high schools, while enjoying the peace and quiet of the countryside. The village is a six-minute drive from the gastronomic town of Vic-en-Bigorre...

## LOCAL TAXES

**Taxe foncière: 1329 EUR**

**Taxe habitation: EUR**

## NOTES