

South Facing country house with 4 bedrooms near Trie Sur Baise. Enclosed landscaped garden with orchard.

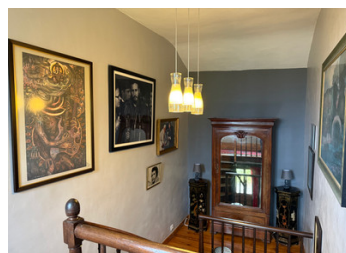


INFORMATION

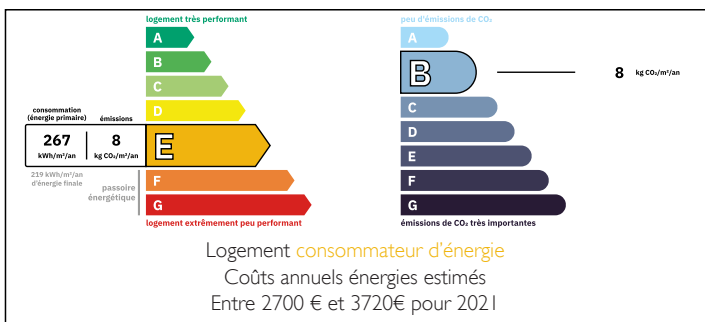
Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	3125 m2

IN BRIEF

South Facing country house with 4 bedrooms art studio private enclosed garden with orchard and barns ideal for conversion or storage . Breathtaking views of the Pyrenees mountains near Trie Sur Baise.



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: 1490 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Tastefully renovated to a very high standard, it is double-glazed with wood pellet central heating and an abundance of style. The enclosed, landscaped and private rear garden has pretty terraces offering space for outdoor living, entertaining, alfresco dining, and relaxation. This impressive property is in move in condition. Ideal for a family, or a sumptuous holiday home.

Ground Floor

The entrance hall with cloakroom and original wooden staircase, 4.87m². Bright Lounge with window facing the gardens, 2 radiators, a stone fireplace, next to which remains an original bread oven door, 22.94m². Snug - with wood burning stove, radiator and wall to wall sliding doors bringing the garden into the home, ideal in the summer, giving easy access to the terrace for alfresco dining or relaxing in the sun, 29.13m². Dining room with patio doors leading onto a terrace, 1 radiator and wood burner, 21.85m². Kitchen - fully equipped with sink under the window and masses of storage, 19.56m². Rear Galley kitchen - fully equipped with patio doors, 14.16m². Toilet with sink, 2.96. Shower with basin (white), 4.73 m².

First Floor

All 4 bedrooms are on the first floor with a bathroom. Bedroom 1 - stunning views from the window onto the landscaped garden - with radiator, built in wardrobes and sink, 23.81m². Bedroom 2 - rear window with views onto the surrounding countryside, radiator, 13.98m². Bedroom 3 - rear window and wood floors, 10.97m². Bedroom 4 - window and wood floors, 15m². Bathroom - classic...