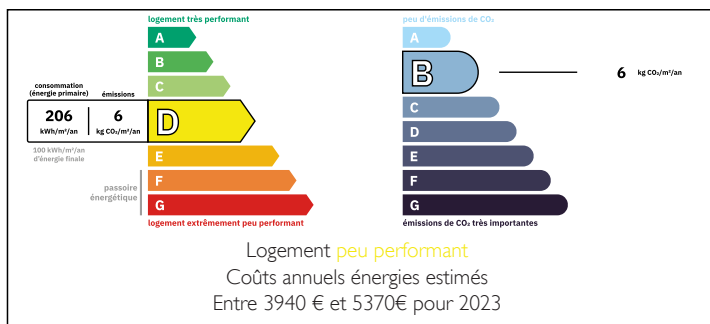


ELEGANT 19THC COUNTRY HOUSE + GITE /4 BEDS/4BATHS/3 RECEPTIONS/GARDEN / TRIE-SUR-BAISE

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Fréchède
Department:	Hautes-Pyrénées
Bed:	4
Bath:	4
Floor:	258 m2
Plot Size:	3458 m2

IN BRIEF

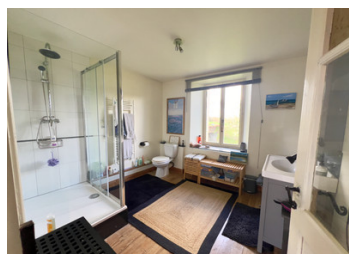
You're Invited to discover an exceptional country retreat near Trie-sur-Baïse.

Experience the charm and elegance of this beautifully renovated country home just 10 minutes from the vibrant village of Trie-sur-Baïse. Nestled in a serene and picturesque setting, this property offers a seamless blend of timeless character and modern comfort.

The main house features high-end finishes including travertine tile flooring and granite countertops along with original period elements. With 4 spacious en-suite bedrooms, two inviting living rooms and a large traditional eat-in kitchen, this home is perfect for relaxed country living or elegant entertaining. Additional amenities include a laundry/utility room and a generous covered veranda with galleried balcony connecting to the one-bedroom gîte, ideal for visitors or rental income. Climate control is managed with 4 individual heat exchange pumps providing reversible heating/air conditioning in the

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

Don't miss this rare opportunity to own a piece of French countryside tranquility, perfectly suited for full-time living, a luxurious vacation home, or a boutique rental venture.

Spring and summer aperos and BBQs on the veranda lead into cozy fall and winter nights enhanced by a pellet stove in the kitchen, a wood-burning stove in the main living room, and another wood burner in the guest house.

The landscaped garden offers a tranquil retreat, featuring lawns, mature trees, flowering shrubs, and vibrant flower beds—all set against sweeping views of the valley and surrounding hills. The grounds provide ample space for a pool installation, while inviting seating areas create perfect spots to relax, take in the breathtaking scenery, and enjoy the peaceful sounds of nature.

The property is accessed from the small rural road by a gravel driveway leading to a gravel courtyard area framed by the house and gite. The car port/garage can take 2 cars.

LOCAL TAXES

Taxe foncière: 560 EUR

Taxe habitation: EUR

NOTES

ROOM MEASUREMENTS

Kitchen : 30m²

Living Room 1 : 27m²

Living Room 2 : 25m²

Entry Hall : 13m²

Master Bedroom Suite : 45m²

- Bedroom : 26m²

- Bathroom : 9m²

- Dressing Room/study : 10m²

Bedroom 2 : 22m²

- Bathroom : 5m²

Bedroom 3 : 22m²

- Bathroom : 5m²

Covered Veranda : 40m²

GITE

Open plan Kitchen, Dining/living Room : 30m²

Bedroom 4 : 18m²