

Contemporary 4-bedroom village home with beautiful Pyrenees views, garage, workshop and enclosed garden

EXCLUSIVE



INFORMATION

Town:	Mauléon-Barousse
Department:	Hautes-Pyrénées
Bed:	4
Bath:	1
Floor:	77 m ²
Plot Size:	1 138 m ²

IN BRIEF

Tucked away in a peaceful location near a lake and on the edge of a charming village, this attractive 4-bedroom home is ready for you to move straight in and enjoy.

With lovely views of the surrounding mountains and countryside, a secure enclosed garden, and a garage, it offers comfort, convenience, and privacy. Ideal as:

- A second home with excellent holiday rental potential
- A comfortable main residence for a family
- A home and practical base for a tradesperson needing storage

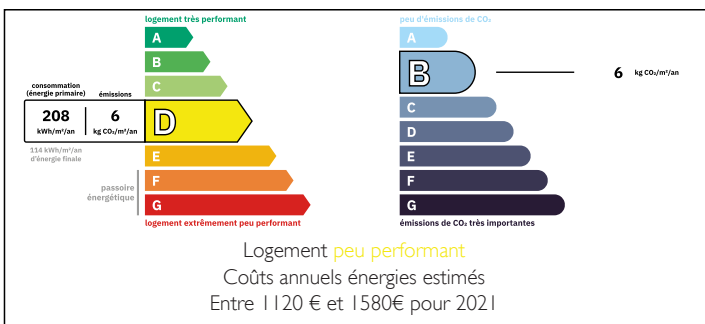
Enjoy scenic walking and cycling trails right on your doorstep, and just 35 minutes away you'll find two ski resorts to choose from:

* Le Mourtis

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.

ENERGY - DPE





DESCRIPTION

Situated on the edge of a friendly traditional village in the Pyrenees, this charming home offers peace, privacy, and practicality — all within walking distance of local amenities including a bar/restaurant, mini-market and bakery, post office, and a petrol station.

Just a 2-minute stroll from the village lake, it's ideally located for nature lovers, families, or anyone seeking a relaxing second home.

The elevated position of the house provides wonderful views of the surrounding countryside, best enjoyed from the large, south-facing balcony.

With flexible accommodation over two levels, a garage, enclosed garden, and potential for rental income or multi-generational living, this property is full of possibilities.

PROPERTY TOUR

GROUND FLOOR

The private driveway leads to the integrated garage and workshop, offering excellent storage, workspace, or even scope to create a one-bedroom apartment with its own access — ideal for:

- A guest suite or holiday rental
- A private space for extended family
- A work-from-home or hobby area

Equally this space would be ideal for a craftsman with ample storage for materials and equipment — combining an attractive home with workshop/storage.

This level includes:

Garage/Workshop (L-shaped)

- Spacious layout for car, tools, and equipment

LOCAL TAXES

Taxe foncière: **491 EUR**

Taxe habitation: **530 EUR**

NOTES