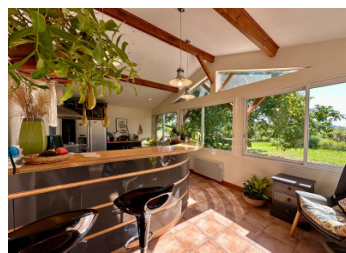


Charming country house near Labatut Rivière + income cottage + pool + beautiful gardens + ready to move into



INFORMATION

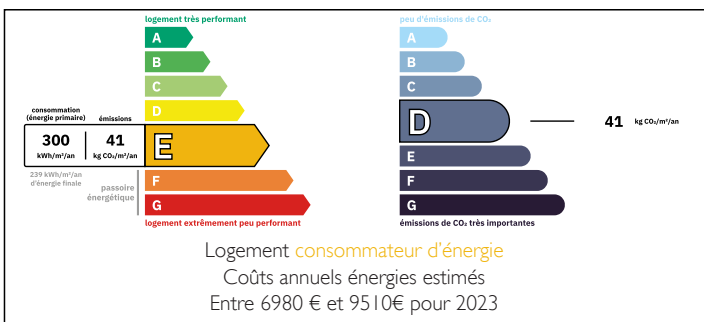
Town:	Labatut-Rivière
Department:	Hautes-Pyrénées
Bed:	4
Bath:	4
Floor:	266.7 m ²
Plot Size:	8720 m ²



IN BRIEF

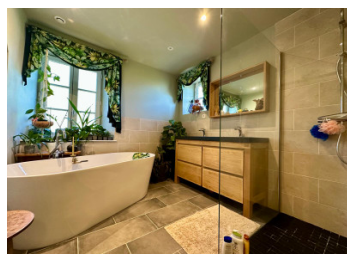
This beautifully restored 2/3 bedroom country house sits on the edge of the charming village of Labatut-Rivière (Hautes-Pyrénées, Occitanie), with an independent cottage ideal for rental income or family. The principal house, tastefully decorated and luminous, features two bright lounges (formal and day), a bespoke fitted kitchen with bamboo inlay and granite worktops, a dining room, and utility room. The large landing leads to two ensuite bedrooms (shower + WC each). Outdoors, enjoy a spacious mature garden with flower beds, trees, a pond, vegetable plot and chicken area. A covered terrace with summer kitchen overlooks the large pool. Across the gravel drive, the cottage offers a lounge, kitchen, sleeping for 8 and an office room convertible to further accommodation. A substantial garage completes the ensemble. Village amenities are just minutes away, with transport links by car or...

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

Principal House

Step into a beautifully restored and tastefully decorated country house that is flooded with natural light. The formal lounge (28.5m²) offers elegant charm for relaxing afternoons, while the day lounge (27m²) provides a more informal, comfortable space. The formal lounge was previously used as a magnificent master bedroom and could easily revert to that, to include the large bathroom ensuite.

The fitted kitchen (23.5m²) is a standout — featuring bespoke bamboo breakfast bar, luxurious granite worktops, and high-quality fixtures. Adjacent is a dining room (14m²) for family meals or entertaining, plus a practical utility room (8.5m²). Completing the ground floor is this substantial bathroom (9m²) with a large bath, separate shower, double sink and vanity unit. A separate toilet is next to this. Leading up the stairs to a large landing, you'll find two superb double bedrooms (24m² and 19m²), each with its own shower room and WC, offering excellent comfort and privacy.

Guest Cottage & Office

Across the gravel drive lies a separate 2/3-bedroom cottage, perfect for income rental or visiting family. It comprises of a cosy lounge which is open to the kitchen (22m²), upstairs are 2 bedrooms (16m² and 20m²) and a large family room (25m²) with room for two double beds; in total there is sleeping arrangements for 8, and a shower room with WC, sink, window and towel heater, next door is an additional room currently used as an office (20m²), which could become extra sleeping space or studio...

LOCAL TAXES

Taxe foncière: **851 EUR**

Taxe habitation: **EUR**

NOTES