

Attractive 3 bed Villa in pick up the keys and move in condition with Stunning Views near Trie Sur Baise



## INFORMATION

Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	6587 m2



## IN BRIEF

Well-Designed home with Panoramic Pyrenees Views

Ideally situated between the charming towns of Trie-sur-Baïse and Miélan, this beautifully maintained home boasts an elevated position with sweeping, uninterrupted views of the majestic Pyrenees.

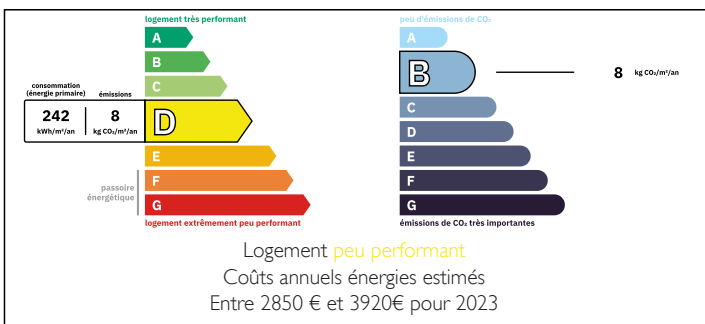
A private driveway leads to the house and its spacious garage, offering both privacy and convenience. This property with conservatory is bathed in natural light and offers an exceptional sense of space and tranquility.

The heart of the home is the generous Lounge, featuring a large bay window and patio doors that open onto a south-facing terrace—perfect for relaxing or entertaining while taking in the stunning mountain vistas.

Exterior

The 12m x 6m swimming pool awaits a new liner

## ENERGY - DPE



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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

Built in 1997, this well-maintained south-facing villa offers panoramic views of the rolling Gers countryside and the Pyrenees mountains, with breathtaking sunrises and sunsets. Ideally located just under 10 minutes from two bustling market towns — Trie-sur-Baïse and Miélan — and 15 minutes from Marciac, ideal for the world-renowned annual jazz festival.

This comfortable and versatile property is perfect for families, couples, or single person . Whether as a primary residence or holiday retreat. The villa benefits from electric heating, a wood-burning stove, and a new hot water tank installed in 2024.

3 Double Bedrooms

Bedroom 1 (16m<sup>2</sup>) with built-in wardrobe

Bedroom 2 (20m<sup>2</sup>) with built-in wardrobe & ensuite bathroom (5.5m<sup>2</sup>)

Bedroom 3 (10m<sup>2</sup>)

2 Bathrooms (One ensuite)

Spacious Living Room (42m<sup>2</sup>) with fireplace, wood-burning stove & Patio doors to terrace and pool

Fully Fitted Kitchen (13m<sup>2</sup>) with integrated appliances

Conservatory (11.5m<sup>2</sup>) with access to pool and garden

Office Space

Entrance Hall (8m<sup>2</sup>) with staircase to basement

Bedroom Hall (5m<sup>2</sup>)

Basement Level:

## LOCAL TAXES

Taxe habitation: EUR

## NOTES