

Ref: A40761GT65

Price: 275 000 EUR

agency fees to be paid by the seller

SUPERB 1960s HOUSE / ATYPICAL / ARTISAN BUILT / 5/6 BEDS / BALCONY / TERRACE / LARGE GARDEN, NR TOURNAY



INFORMATION

Town: Clarac

Department: Hautes-Pyrénées

Bed: 5

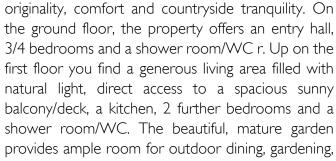
2 Bath:

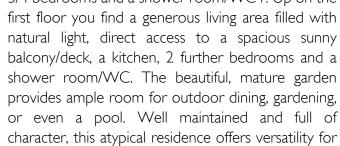
Floor: 154 m² Plot Size: 3000 m²









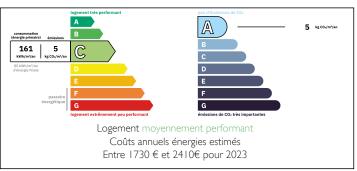


Pau, Lourdes, and the Pyrenees ski resorts.

Located in a peaceful village near the charming market town of Tournay in the Hautes-Pyrénées, this superb 1960s artisan-built house combines



FNFRGY - DPF



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.

a family home, holiday retreat, or work-from-home lifestyle with fibre-optic internet. Conveniently situated close to commerce and services, motorway links and airports, it offers easy access to Tarbes,

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.





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LOCAL TAXES

Taxe foncière: 751 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Entry Hall - 14,5m2 Tiled floor, large built in cupboard, stairs to 1st floor

Bed I or study/office I5,7m2 - Door to exterior, window, electric radiator

Bed 2 - 10,10m2 French doors to terrace, electric radiator

Bed 3 - 11,33m2 French doors to terrace, electric radiator

Bed 4 - 12,89m2 Window, electric radiator

Shower Room - 5,65m2 Walk-in shower, basin, heated towel rail, tiled floor, window

WC - 1,22m2

IST FLOOR

Living/Dining Room - 26,10m2 2 sets of French doors to balcony, wood burner, radiator

Balcony - 18m2 section + 6m2 section Wood, deck style L-shaped balcony

Kitchen - 15m2 - Large window, double sink, dishwasher, gas cooking range. built-in wood cabinets, radiator

Bed 5 - 11,5m2 French doors onto balcony, electric radiator, built in wardrobe

Bed 6 - 13,14m2 Window, electric radiator, built in wardrobe.

Shower Room: 4,50m2 Walk-in shower, basin, heated towel rail, window

WC - 1,20m2

Large Storage Room accessed from garden Storage room with hot water tank

TECH SPECS

Recent hot water tank

Double Glazing

Electric radiators

Wood burner 5 kw

DPE rating: C

New septic tank which conforms - shared with the neighbour.

EXTERIOR

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