

## SUPERB CONTEMPORARY HOUSE / ATYPICAL / 5/6 BEDS / HUGE BALCONY / WRAP-AROUND TERRACE / MATURE GARDEN / TOURNAY



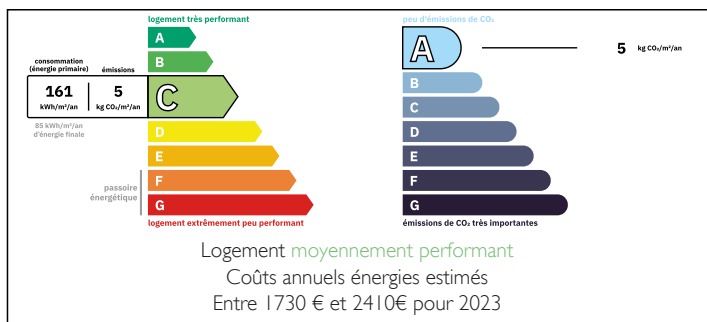
## INFORMATION

Town:	Clarac
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	154 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>

## IN BRIEF

Located in a peaceful village near the charming market town of Tournay in the Hautes-Pyrénées, this superb 1960s artisan-built house combines originality, comfort and countryside tranquility. On the ground floor, the property offers an entry hall, 3/4 bedrooms and a shower room/WC r. Up on the first floor you find a generous living area filled with natural light, direct access to a spacious sunny balcony/deck, a kitchen, 2 further bedrooms and a shower room/WC. The beautiful, mature garden provides ample room for outdoor dining, gardening, or even a pool. Well maintained and full of character, this atypical residence offers versatility for 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, Pau, Lourdes, and the Pyrenees ski resorts.

## 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

### GROUND FLOOR

Entry Hall - 14,5m<sup>2</sup> Tiled floor, large built in cupboard, stairs to 1st floor

Bed 1 or study/office 15,7m<sup>2</sup> - Door to exterior, window, electric radiator

Bed 2 - 10,10m<sup>2</sup> French doors to terrace, electric radiator

Bed 3 - 11,33m<sup>2</sup> French doors to terrace, electric radiator

Bed 4 - 12,89m<sup>2</sup> Window, electric radiator

Shower Room - 5,65m<sup>2</sup> Walk-in shower, basin, heated towel rail, tiled floor, window

WC - 1,22m<sup>2</sup>

### 1ST FLOOR

Living/Dining Room - 26,10m<sup>2</sup> 2 sets of French doors to balcony, wood burner, radiator

Balcony - 18m<sup>2</sup> section + 6m<sup>2</sup> section Wood, deck style L-shaped balcony

Kitchen - 15m<sup>2</sup> - Large window, double sink, dishwasher, gas cooking range. built-in wood cabinets, radiator

Bed 5 - 11,5m<sup>2</sup> French doors onto balcony, electric radiator, built in wardrobe

Bed 6 - 13,14m<sup>2</sup> Window, electric radiator, built in wardrobe.

Shower Room: 4,50m<sup>2</sup> Walk-in shower, basin, heated towel rail, window

WC - 1,20m<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: **751 EUR**

## NOTES