

Pretty 2 bedroom house with large garden backing onto the river Ourse - now with walk through virtual tour.



## INFORMATION

Town:	Troubat
Department:	Hautes-Pyrénées
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	1561 m2

## IN BRIEF

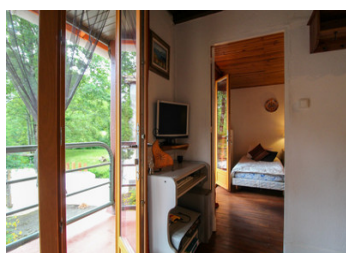
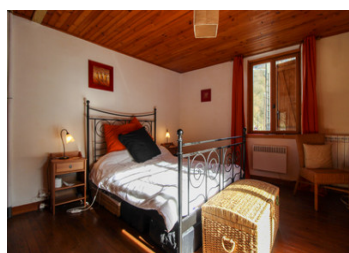
This charming stone and beamed house will make a lovely family home with its 2 bedrooms and bright living room. It will enchant nature lovers with its large garden and is a fisherman's dream.

This pretty house is located on the village road between Troubat and Mauléon Barousse.

Toulouse airport (Easyjet, BA) is just over an hour's drive.

Lourdes airport (Ryan Air) is an hour away.

Bagnères de Luchon and its ski slopes are only a 40 minute drive.

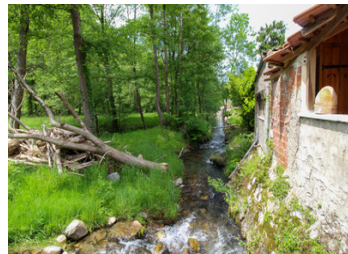


## ENERGY - DPE

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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.



## LOCAL TAXES

Taxe foncière:	352 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The house is located behind tall secured gates, that give way to a courtyard and patio area.

The wooden front door opens to a cosy lounge diner of 22m<sup>2</sup>. To your left you have a bathroom and WC of 4.5m<sup>2</sup> which also has a washing machine plumbing point and electricity. Next to this you have the cosy lounge plus a potential to knock through to the outside and make a wonderful extension into the garden area.

Going up the wooden staircase to the first floor you have two generous sized bedrooms of 14m<sup>2</sup> and 17m<sup>2</sup> both of which have double glazed patio doors opening onto the terrace of 10.5m which runs the entire width of the house.

Outside in the courtyard you have a grey oak framed BBQ area; storage area that comes with power plus out house for storage of garden equipment. A gate then leads through to the extensive garden where you can benefit by relaxing on your own private bank of the river Ourse.

In Troubat you have 'Grande Falaise de Troubat' which is a rockclimbers dream and the village of Sost is a few kilometres further up which is famed for its cheeses. You are also within a few more kilometres of the famed Port de Balès climb, the excruciating long route taken by the Tour de France.

The Val d'Aran in Spain with its lovely villages, tapas restaurants, bars and shops is just over 40 minutes away so you have the best of...