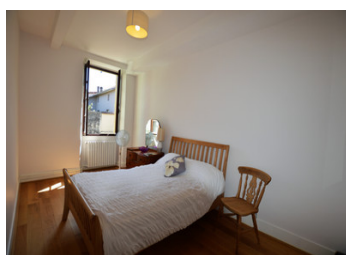
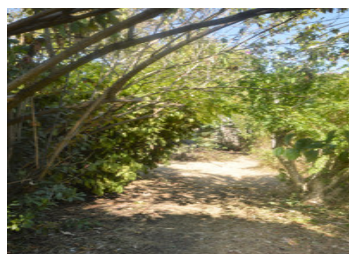


UNDER OFFER 3 Bedroom Town House with enclosed garden, garage, walking distance to all amenities



## INFORMATION

Town:	Maubourguet
Department:	Hautes-Pyrénées
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	470 m2



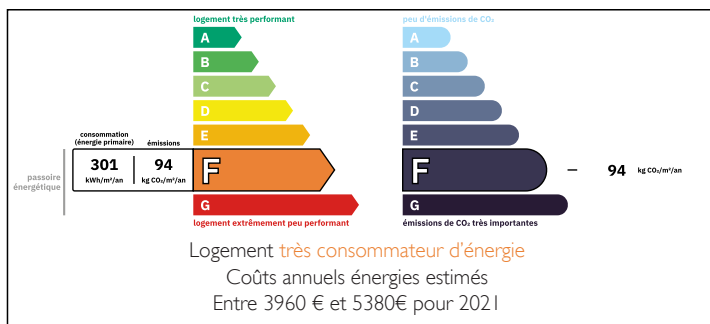
## IN BRIEF

In the centre of Maubourguet with all amenities you will find this large 3 bedroom townhouse, enclosed rear garden and garage. This property is ideal for anyone wanting to be in walking distance from all amenities.

Set within a courtyard with two other properties this situation is calm and peaceful considering it's town location. The enclosed rear garden has scope to be further developed with landscaping.

Maubourguet is a commune in the Haute Pyrenees department of South West France. It benefits from recent renovations to the town centre where a weekly market with local and seasonal produce takes place. The Adour river runs through this pretty town with it's ancient 11th church of Saint-Martin; it was originally part of the Benedictine monastery and is on the pilgrimage route of Saint Jacques de Compostella.

## 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.



## LOCAL TAXES

**Taxe foncière: 785 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house comprises of:

### GROUND FLOOR

Front door opens to tiled entrance hallway with wooden fitted storage and radiator; to the right

KITCHEN - 15m<sup>2</sup> farmhouse style, tiled floor, window to front courtyard over the sink, bread oven, electric oven with 4 hobs, beamed ceiling, half wall tiling, door to garden and door to

UTILITY - 3.76m<sup>2</sup> window, tiled floor, plumbing for washing machine

LIVING/DINING ROOM - 28.41m<sup>2</sup> tiled floor, Inglenook fireplace with wood burning stove, beamed ceiling, 2 radiators, 2 windows and french doors to the front courtyard, door to

RECEPTION ROOM - 17.41m<sup>2</sup> this room need to be completed; it could be used as a study or second sitting room, built in wooden storage, fire surround, radiator, window to front courtyard

CAVE - 7.46m<sup>2</sup> window, electricity, great storage space

BATHROOM - 7.5m<sup>2</sup> bath, sink, bidet, window, built-in storage, floor tiles, beamed ceiling

WC - 1.46m<sup>2</sup>

### FIRST FLOOR

BEDROOM - 18.22m<sup>2</sup> window, radiator, original wooden floor, fire surround feature

BEDROOM - 13.57m<sup>2</sup> window, radiator, original wooden floor

MASTER BEDROOM - 13.57m<sup>2</sup> window, radiator, original wooden floors DRESSING AREA of 10.21m<sup>2</sup> with radiator, 2 windows, beams, laminate wood effect flooring. This could be an additional bedroom, nursery or office

WC with sink

### EXTERIOR

The kitchen door opens onto a shaded courtyard 17m<sup>2</sup>, steps down to a woodstore and a fully enclosed garden with mature trees and shrubs providing shade and pretty roses, irises and trumpet vines adding colour.