

Fabulous 4 bedroom farmhouse with pool, surrounded by garden over 1HA, Peace and Tranquility guaranteed.



INFORMATION

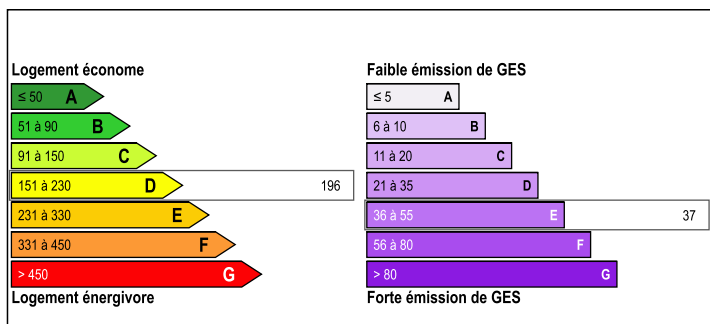
Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	12000 m2

IN BRIEF

This magnificent 1823 farmhouse close to Trie Sur Baise is a wonderful family home with two adjoining barns, garage a swimming pool, Terrace and land of over 1ha. Breathtaking panoramic views of the local countryside and the Pyrenees mountains beyond. The property is absolutely ideal for a luxurious main residence or a charming holiday home. The location of this property will guarantee you complete peace and tranquillity! Yet within easy reach of local market towns, Pau and Auch.



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 habitation: EUR

NOTES

DESCRIPTION

Built in 1823, this traditional farmhouse with its adjoining barn and terrace have been lovingly renovated by the existing owners (via artisans). They have transformed the property into a superb country residence, ideal to use as a luxurious family home or holiday home - This property is in perfect condition and ready for you to move in today!

The property opens into an entrance hall with a traditional wooden staircase. To the right, leads to a double aspect lounge with wood burning stove wooden flooring and exposed beams, To the left of the entrance hall is a lovely spacious kitchen with a large window allowing the sun to beam in !

A doorway leads onto an open plan dining area with three patio doors leading to a south-facing terrace and north-facing terrace, perfectly situated for sunny breakfasts or evening alfresco dinning. The open plan dining area leads into to a large bright lounge with wood burner tiled flooring and exposed beams.

Adjoining this room is a utility room fitted with kitchen cupboards sink and washing machine, small toilet with sink, a large boiler room and a spacious garage.

A small staircase leads from the lounge to a large bedroom with two velux windows 2 front facing windows and ensuite bathroom with velux windows, white roll top bath sink toilet and shower.

Going back to the entrance hall, the traditional wooden staircase leads to the first-floor landing with window, turn left to a double aspect master bedroom with...