

UNDER OFFER! Enjoy fabulous views of the Pyrenees - beautifully renovated farmhouse with rental potential

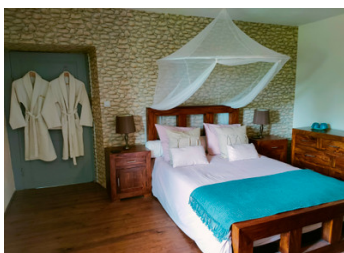


INFORMATION

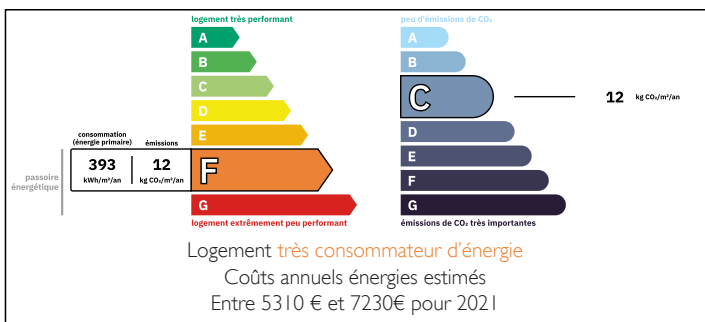
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|-------------|-----------------|
| Town: | Trie-sur-Baïse |
| Department: | Hautes-Pyrénées |
| Bed: | 6 |
| Bath: | 5 |
| Floor: | 250 m2 |
| Plot Size: | 2444 m2 |

IN BRIEF

This beautifully maintained house, gîte, and garden must be seen to be appreciated. Set in tranquil countryside, yet only five minutes from amenities, it's perfectly located. The stunning views of the Pyrenees are the icing on the cake! Multiple seating areas in the beautifully manicured grounds offer the perfect spots to relax and enjoy the surroundings, perhaps with an al fresco aperitif! The grounds are fully secured with hedging and fencing, ideal for pets. The pool area is also secured with a gate, making it safe for toddlers. The owners' care is evident throughout, with every room tastefully renovated while retaining original features. The outdoor space is designed to maximise the surroundings, and there's even an allotment to grow your own produce. This is a beautiful property, ideal for those seeking peaceful French living with income potential —...



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

This charming south-facing property ensures maximum sunlight and a naturally bright environment. Significant investments have been made, allowing the new owner(s) to benefit immediately. Key features include: newly replaced roofs on both the main house and gîte (circa 2020); double glazing throughout; a compliant fosse septique; a secure perimeter fence around the pool which is safety compliant as per French law; a pool liner replaced in 2024 with a 15-year guarantee; a working well for garden irrigation in summer; and fibre optic internet for high-speed connectivity. With all these upgrades and investments, the property is truly move-in ready.

The property comprises:

MAIN HOUSE - GROUND FLOOR:

10m² Entrance Hall with tiled flooring and an original wooden staircase featuring a beautifully curved handrail

21.5m² Lounge with double aspect windows, tiled flooring, wood-burning stove, and exposed beams

38.8m² Large open plan kitchen/dining area with tiled floor throughout. The dining space features one original colombage wall, a large fireplace with traditional tile work, and a wood-burning stove. The dining table is strategically placed to offer views of the mountains and garden. The fitted kitchen includes an oven, hob, cooker hood, and plumbing for a dishwasher.

4.45m² Utility area plumbed for washing machine with ample space for additional white goods and the ballon d'eau

2m² Shelved pantry

6.3m² Bathroom with a bath and built-in shower, WC, bidet, and wash hand basin

LOCAL TAXES

Taxe foncière: 1090 EUR

Taxe habitation: EUR

NOTES