

TRADITIONAL GASCON FARMHOUSE / CONTEMPORARY INTERIOR / 6,2H LAND / BARN FOR CONVERSION / NR TRIE-SUR-BAISE



INFORMATION

Town:	Libaros
Department:	Hautes-Pyrénées
Bed:	3
Bath:	2
Floor:	258 m2
Plot Size:	62000 m2



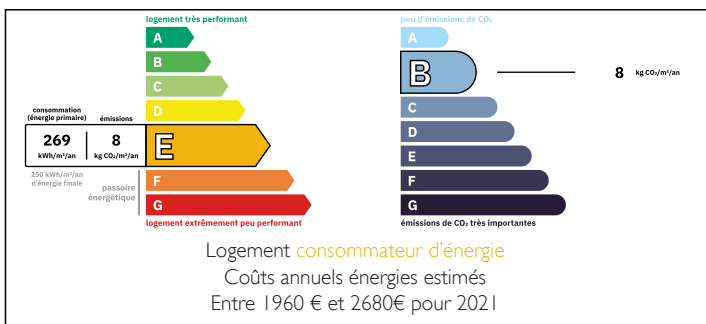
IN BRIEF

This lovely Gascon farmhouse, has a traditional colombage exterior and a stylish, contemporary interior! The attached barn is suitable for conversion to a number of uses. Much of the 6.2 hectares of land has been rewilded over the last twenty years. The house has great flow and is designed for comfortable, modern living and easy entertaining. There is a possibility that planning permission might be obtained for a section of land across the road from the house. Scope remains to put your own stamp on the property and there is still a spacious unrenovated area upstairs begging for attention. The house is well insulated, has double glazing throughout and Fibre Internet.

The property is about 7-8 minutes by car from Trie-sur-Baïse, where you will find a good range of services, shops and a health centre.

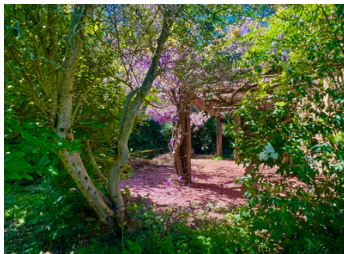
Come...

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

19,25m² - DINING ROOM with double exposition, French door to courtyard

33m² - FITTED KITCHEN, double exposition, huge central island (2.5 x 1.2m), 6 x electric sockets, fitted gas/electric stove. Door out the to rear garden.

Large wood burning stove which heats Kitchen, Dining Room and Office spaces.

16,5 m² - OFFICE/PLAYROOM/TV ROOM, Window onto the courtyard.

8m² LAUNDRY/UTILITY ROOM with sink & washing machine

11,2m² - BATHROOM - Over bath shower,, basin, WC

1,8m² - WC with hand basin

32,76m² - GARDEN ROOM - 3 large skylights, French doors to rear garden, large wood burning stove.

12,6m² - CAVE/PANTRY with air vent but no windows, very cool. Used for a freezer & storage

35,28m² - SITTING ROOM - French doors to courtyard, a specially commissioned, modern staircase to first floor, wood burner stove.

FIRST FLOOR

33m² - STUDIO/MEZZANINE, three skylights, wood floor.

26,52m² - MASTER BEDROOM Double exposition, fitted wardrobe

11m² - ENSUITE BATHROOM - Bath, separate walk-in shower, 2 basins, fitted storage. Door to 1st Floor of attached barn.

17,6m² - BEDROOM Double exposition, fitted wardrobe, door to unrenovated space.

55m² UNRENOVATED SPACE/ATTIC, over kitchen, dining room and office.

ATTACHED BARN

75,6m² GROUND FLOOR, Door to sitting room, staircase to upper floor

75m² - UPPER FLOOR, Door to ensuite bathroom of the Master Bedroom.

LOCAL TAXES

Taxe foncière: 1137 EUR

Taxe habitation: EUR

NOTES