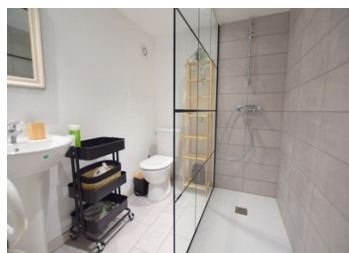


Spacious village house and barn just a short walk to the local shop, bakers, bar/restaurant. Great potential.



## INFORMATION

Town:	Mauléon-Barousse
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	235.94 m2
Plot Size:	307 m2



## IN BRIEF

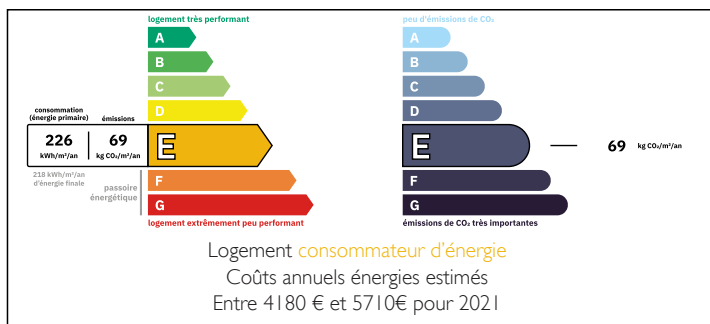
Nestled in the Barousse valley, this spacious property offers you the perfect setting to enjoy this beautiful region of France.

The house has retained many original features and has a lot of potential. The barn could be converted into accommodation and it would be easy create a separate apartment in the house to provide rental income.

The village has a mini supermarket, bakers, bar/restaurant and post office, fishing in the river, a small lake and is just 35 minutes to the telecabin in Luchon to the ski resort of Superbagnères and the same distance to the Val d'Aran in Spain with a large choice of tapas bars, restaurants and shops.

The house is located at the start of the Portes de Bales, a tough and popular route of the Tour de France.

## 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

### POSSIBILITY OF THREE APARTMENTS

Situated in the heart of this traditional village and close to the river, this large property and barn offers many options. It is possible to change the property into three apartments, each with its own private entrance plus the barn could be converted also. If this options interests you please contact me to visit the property.

Below is a description of the current layout of the house, describing each room in detail:

### HOUSE – GROUND FLOOR

The property was once a home and épicerie. You enter the ground floor via the original double doors with ornate grill into the salon with:

- Open fireplace
- Wooden ceiling
- 2 radiators
- Original wooden staircase with wood and iron balustrade

Two doors (either side of the open fireplace) lead into the large room which was once the old 'épicerie' with:

- External door providing an additional entrance to the property
- Large window with shutter
- 2 radiators
- Door into the couloir with lavabo and a separate WC with tiled floor and radiator

Steps and a door at the rear of the salon lead into the kitchen with:

- Separate entrance door to the lane at the side of the house
- Separate entrance door to the courtyard
- Window with iron grill

## LOCAL TAXES

Taxe habitation: EUR

## NOTES