

Gascon farmhouse with gite & apartment, spa and swimming pool Near Trie sur Baïse.



## INFORMATION

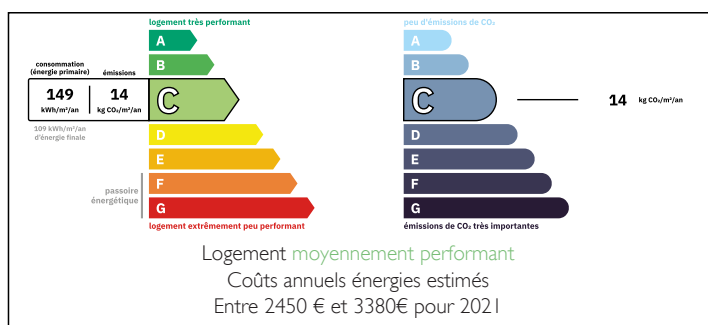
Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	5
Bath:	5
Floor:	250 m2
Plot Size:	13000 m2

## IN BRIEF

This wonderful home has geothermal underfloor heating and a photovoltaic income of 1600 euros per year. It also has a garage, cave, stable, wood store, garden storage, workshop, gardens and woodland (ideal for the wood burning stove)



## 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 is a wonderfully efficient home with double glazing geothermal and underfloor heating, solar domestic water and pool heating with a photovoltaic income 1600 + euro for 17 years in the main residence. Ground floor. The fitted kitchen 19 m2 with newly fitted units and drawer fridge has a door to the south facing courtyard, a spacious bright dining room 17m2 with window onto the courtyard and gardens. A traditional lounge 24m2 with colombage walls, ancient sink south facing window and a wood burning stove within a traditional fireplace. The entrance hall 9m2 has an original curved wooden stairs. Boot room 14m2 with toilet, hand basin, shower and storage. A utility area 9m2 has a doorway to the terrace area with potage, ideal for alfresco dining or simply sitting with a coffee enjoying the idyllic scenery.

First floor A master bedroom 16m2 with dressing room/office 12m2 en suite bathroom - bath, shower, toilet, hand basin and storage. Bedroom 2. 15m2 with views onto the garden with en suite Shower toilet and hand basin..

An apartment 105m2 comprises bedroom with shower, toilet, hand basin, and lounge-diner with kitchen – this bedroom can also be accessed from the main house and included as a third bedrooms if required. The bedrooms door has a lock, making it totally separate and part of the apartment.

A covered first floor area (above the gite) accessed from the terrace is suitable for a play area or ideal for renovation to a second gite...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES