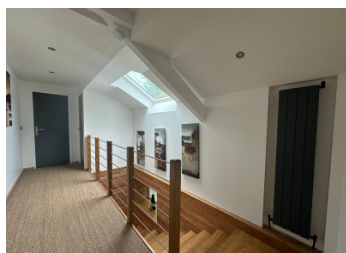
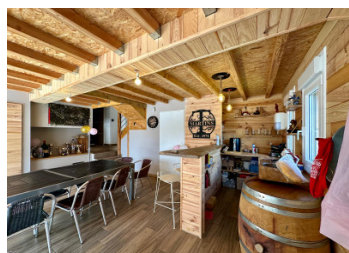
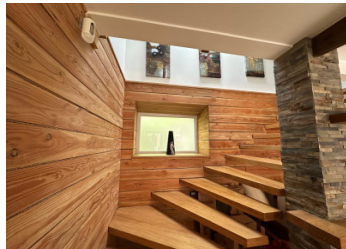
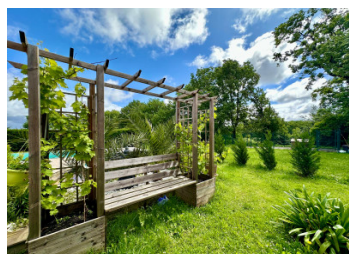


Fully renovated to a high specification village house with pool and gardens



INFORMATION

Town:	Lahitte-Toupière
Department:	Hautes-Pyrénées
Bed:	6
Bath:	5
Floor:	350 m2
Plot Size:	3980 m2



IN BRIEF

This fully renovated A energy rated home is ready for you to move straight into. Located on the edge of a popular village this 6 bedroom house is ideal for a large family or to run as a bed and breakfast.

The current owners have finished this house with high specification and an abundance of style. The grounds are fully enclosed, laid mainly to lawn with a petanque pitch, inground pool with terraced area ideal for BBQ's and sliding doors that lead into a large bar perfect for family parties or entertaining guests.

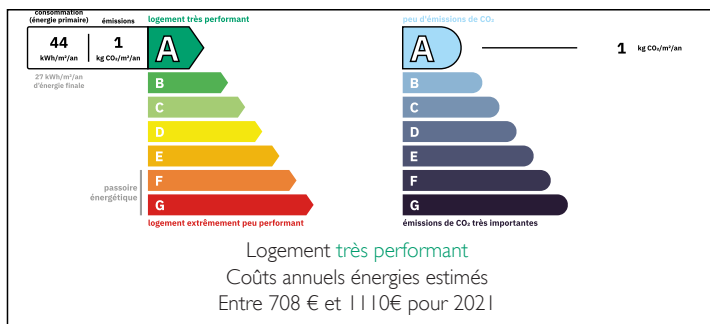
Larger towns of Maubourguet 7mins, Vic en Bigorre 16mins with all amenities

Pau 50mins a beautiful city to visit!

Airports of Tarbes Lourdes 35min

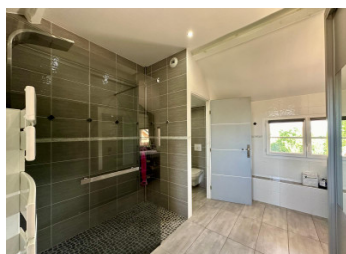
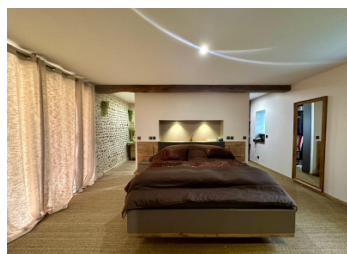
Bordeaux and Toulouse airports 2hrs

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 foncière: 980 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Fully double glazed, electric shutters to all windows, reversible heating/air conditioning throughout, VMC throughout which renews the air flow

GROUND FLOOR

Kitchen/dining room 35.5m² fully fitted kitchen with granite counter top, sliding doors from the dining area lead open to the pool terrace

Living room 25.5m² with double sided insert fire as a feature in both living room and family room

Family room 35m²

Master Bedroom 21m² with two dressing areas 4m² each, shower room 4m², sliding patio door to terrace, separate WC 2m² and store 2m²

WC 1.5m²

Utility 15m²

Cave 3.5m²

Bar 28m² fabulous entertaining space with sliding doors that open to the pool area

FIRST FLOOR

Staircase from the bar leads to Office 13m²

Staircase from the second living room leads to Bedroom 24m² with AC/Heat pump, velux window, shower room 4.5m² with walk in shower and sink.

Bedroom 14m²

Bedroom 31m² with AC/Heat pump, velux window, large bathroom room with walk in shower and bath WC 1.5m²

Staircase near the kitchen leads to

Bedroom 17m² with AC/Heat pump, velux window, built in storage. Shower room 5.5m² with a walk in shower

Bedroom 20m² with AC/Heat pump, 2 windows, letting in a lot of light. Shower room 4.5m² with walk in shower and built in storage.

EXTERIOR

Grounds of 3980m²

10 x 4m inground, heated pool

Carport

Fully enclosed

Petanque pitch