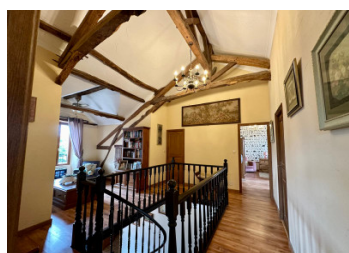


Charming house with 2 successful gites, swimming pool, enclosed grounds with terraces, garage and barn



INFORMATION

Town:	Larreule
Department:	Hautes-Pyrénées
Bed:	8
Bath:	8
Floor:	470 m2
Plot Size:	3133 m2

IN BRIEF

This lovingly restored property has preserved its original character whilst offering modern comforts such as double glazing, insulation and central heating. The timber frames, river stone walls and original stone sinks maintain the authentic charm of this highly presented property.

Ideal as a large multi-generational family home or as a large family home with two gites this property is ready for you to move straight into.

The fully enclosed grounds are extremely well maintained; the swimming pool has recently been refurbished and is surrounded by a pool house and large, relaxing terraces ideal for BBQ's/Aperos.

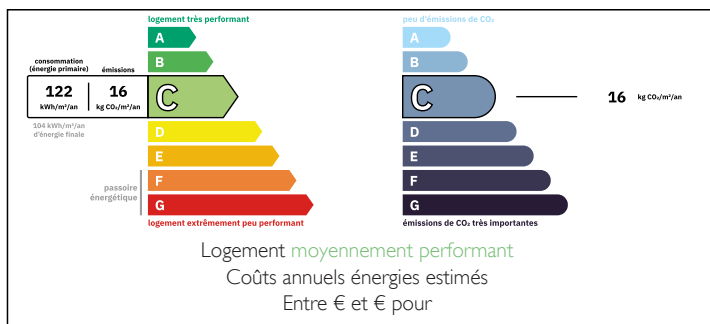
A barn 83m² offers further potential for conversion, allowing you the scope to renovate this space to suit your needs.

Ideally located 5 mins to Maubourguet with all

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house and gites are fully double glazed.

MAIN HOUSE

GROUND FLOOR

- Entrance hall 12m²
- Kitchen 32m² fully fitted, tiled floor with window to courtyard and door to summer kitchen, wood burner and pretty window seat
- Summer kitchen/reception room 38m², with wood burner and kitchen area, and sliding doors to courtyard and door and window to garden.
- Dining room 21m² with original sink, tiled floor, 2 doors to the garden.
- Sitting room 32m² with tiled floor, window to courtyard, wood burner
- corridor
- Utility room 7m² with sink and plumbing for washing machines
- Shower room of 4.5m² with shower cubicle washbasin, WC, storage with boiler, tiled throughout
- Study 15m² tiled floor with 2 windows and double doors leading into the barn
- Old barn of 83m² with river stone walls, concrete floors, doors leading to courtyard and garden to rear (roof redone three years ago) ideal as storage or to be renovated to provide additional living accommodation

FIRST FLOOR

- Landing 16m² with library area, window, beam feature ceiling
- Master bedroom 37m² triple aspect fitted wardrobe and shower room
- 6m² en-suite shower room with velux window, heated towel rail, tiled floor, sink, WC and enclosed shower
- Bedroom 23m² bedroom with cobble feature wall, 2 velux windows
- Bedroom 21m² with en-suite shower room 3m² with sink, WC, tiled floors and walls, corner shower unit
- Family bathroom 12m² with free standing bath, WC and washbasin, heated towel rail, velux and window