

Country house, edge of village location with pretty gardens and terraces, not overlooked



INFORMATION

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|-------------|-------------------------|
| Town: | Castelnau-Rivière-Basse |
| Department: | Hautes-Pyrénées |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 150 m2 |
| Plot Size: | 1722 m2 |



IN BRIEF

Discover this charming 150m2 COUNTRY HOUSE set in enclosed, private garden with trees and pretty landscaped water features; one with lotus and one with water lilies.

Local shops, pharmacy, associations, post office and swimming pool are all within walking distance.

The house is ready to move into, in a quiet location with low property tax, just a few minutes from Plaisance du Gers and Marciac.

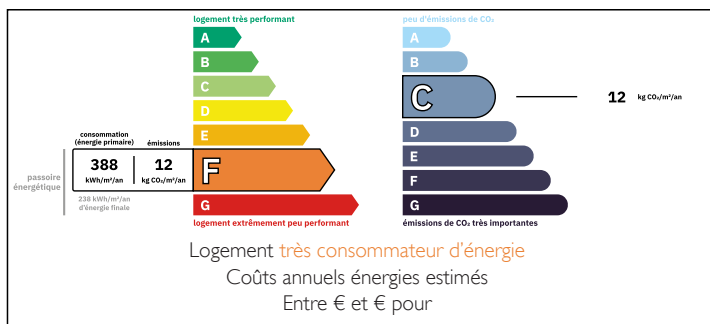
The outdoor space is a real asset: the land is flat, there is a vegetable patch, a water lily pond, two different entrances.

This property is ideally suited to families, retirees or a holiday home.

Larger towns of: Plaisance, Marciac, Riscle, Maubourguet nearby.

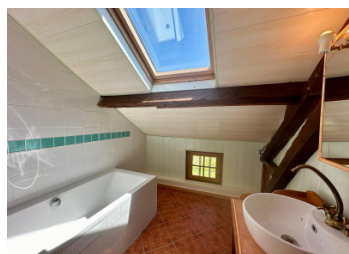
Tarbes 30 minutes, airports and TGV 40 minutes away.

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: 755 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is fully double glazed and comprises of:

GROUND FLOOR large LIVING ROOM 27m² with wood burner that is vented to the other rooms, separate fitted kitchen 24m² doors to both terraces, utility room with fitted units and sink 5m², two bedrooms 13m² and 15m², bathroom 8m² with bath, shower, sink, WC and storage shelves, 1 WC 1.6m²

FIRST FLOOR

large mezzanine bedroom 47m² into eaves (could be used as home office, home cinema), bathroom 5m² with bath and sink
storage in the loft with hot water tank

EXTERIOR

Private landscaped grounds not overlooked. Laid mainly to lawn with pretty planting such as roses and lilies for colour and scent. The two terraces can be used for al fresco dining and relaxing. There are two ponds; one with water lilies near the house and one being a lotus pond, very pretty! A wooden shed and a wood store are located on the edge of the garden and a large walnut tree offers a shady space to the left of the garden. There is ample room to add a pool if required.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>