

Unique character house in fully enclosed well maintained grounds with pool, independent studio and garage

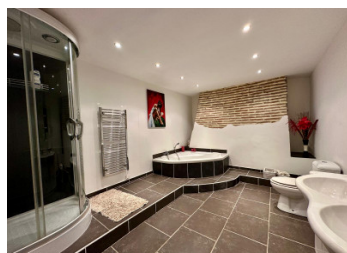
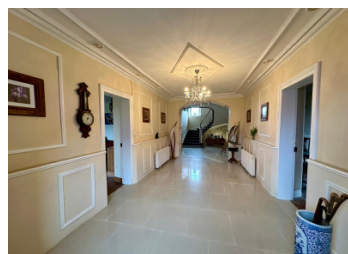
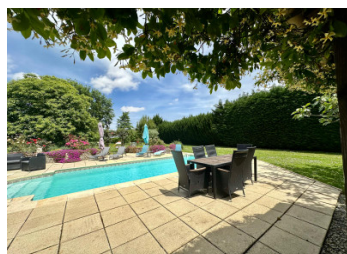


INFORMATION

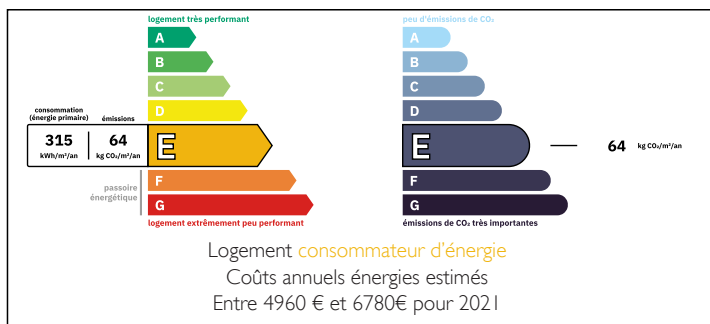
Town:	Larreule
Department:	Hautes-Pyrénées
Bed:	6
Bath:	4
Floor:	257 m2
Plot Size:	4991 m2

IN BRIEF

Known as the 'Petit Chateau' this charming property with independent studio, pool, garage and fully enclosed grounds is ready for you to move straight into. Oozing with character and impressive features such as the Juliet balcony and wide entrance hall with sweeping staircase. This house is ideal for a large family or as a sumptuous holiday home. In a village location and ideally located 5 mins from Maubourguet with all amenities, Marciac 20mins famous for its #jazzinmarciac jazz festival 35mins to Tarbes/Lourdes airport. Bordeaux and Toulouse International Airports 2hrs. Less than 2 hours to Biarritz, Spain 1hr30mins



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: 960 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is single glazed at the front and double glazed to the rear. The ground floor has tomette floor tiles and the first floor has wooden flooring. Most rooms have beautiful river cobble feature walls and beamed ceilings also!

The house briefly comprises of:

GROUND FLOOR

Entrance hall 34m2 with tiled floor and doors leading to all the ground floor rooms

Dining room 30m2 with wood burner, window and radiator

Sitting room 27m2 with insert wood burner, double aspect

Kitchen 22.5m2 fully fitted with central island and granite counter tops, plumbing for dishwasher and washing machine, double doors to the rear garden

Breakfast room 27m2 with wood burner set in an inglenook fireplace, exterior door, window, beamed ceiling

FIRST FLOOR

Landing 7m2

Bedroom 18m2 with ensuite shower room 5m2 shower cubicle, WC, sink with vanity access to the loft

Bedroom 18.5m2 with ensuite 3m2 shower cubicle, WC, sink with vanity unit

STAIRCASE to mezzanine bedroom 28m2 with ensuite 2.5m2 shower cubicle, WC, sink

Landing of 20m2 with double doors to the pretty Juliet balcony

Bathroom 13m2 double sink, corner bath, large shower cubicle with jets, WC, brick feature wall, heated towel rail

Bedroom 31m2 two windows with fitted wardrobes

Bedroom 12m3 window with fitted wardrobes

FIRST FLOOR STUDIO 37m2 with kitchenette and separate shower room with WC is accessed via the 40m2 garage which houses the hot water tank and boiler it has electricity and a concrete floor. The studio could be used by the owners in order to let the main house out over the summer...