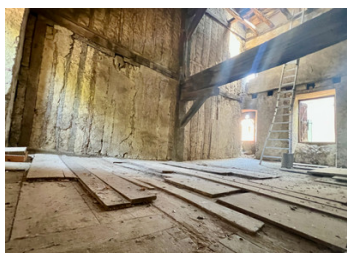


## HISTORIC VILLAGE CENTRE BUILDING TO RENOVATE, PERFECT FOR CHAMBRES D'HOTES/APARTMENTS, TRIE SUR BAISE



### INFORMATION

Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	0
Bath:	0
Floor:	192 m2
Plot Size:	0 m2



### IN BRIEF

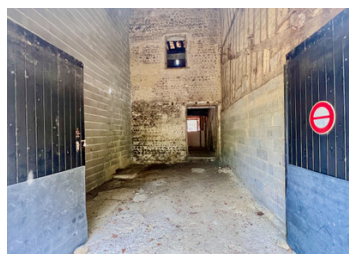
Create a fabulous chambre d'hotes or several rental apartments in this 500 year old building right in the centre of this vibrant and sought after village. Or, create a family home with a business - the possibilities are endless. This is a stone shell which retains some fantastic original features set in a quiet spot a 1 minute walk from the main square. It's a blank canvas with high ceilings, great volumes and loads of possibilities. There are basic plans already drawn up by a Batiment de France architect to give you some ideas to get started and they are included in the price. Great project at a great price. Contact me for more photos and to organise a visit!

### ENERGY - DPE

DPE not required.

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

The front of the building is in a tiny impasse, so very quiet and calm. There is a small village street behind giving access to the rear of the building opposite which is a lovely private park. There is a total of 192m2 in the building and there are currently 2 floors with the possibility of adding a 3rd.

A terrace could be created on the 1st floor, overlooking the park and part of the ground floor could become an interior courtyard. There is space to park on the street outside, and part of the ground floor can be a garage. There is also plenty of parking in the village square a one minute walk away.

The lovely ancient building is crying out for someone to take it on. It is priced to sell, giving a new owner the opportunity to put their money into renovation and creativity.

Please feel free to contact me with any questions or to make an appointment to view!

## LOCAL TAXES

Taxe foncière: 112 EUR

Taxe habitation: EUR

## NOTES

### THE REGION

The local region is rich in cultural and sporting activities, ranging from skiing, hiking and kayaking to film, music and art festivals including the famous Jazz in Marciac festival.

### LOCAL TOWNS/CITIES/TRANSPORT

Airports: Tarbes/Lourdes 40km / Pau 85km, / Toulouse 90km

Nearby Train Stations: Tarbes 35km, Lannemezan 22km, Toulouse 95km

Nearby Towns: Lannemezan 20km, Tarbes 35km, Marciac (Jazz in Marciac) 40km, Mirande 35km Auch 55km, Toulouse 90km

The Coast: Atlantic beaches, (2 hours) Biarritz / Bayonne 220km; Mediterranean Beaches,(3 hours) Perpignan 270km, Narbonne 270km,...