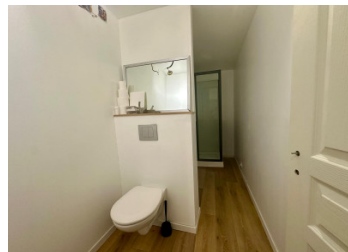
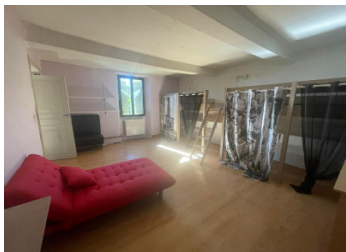
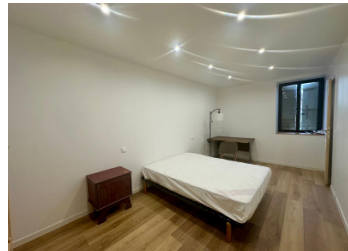


Large farmhouse with garden and independent studio for possible income.



## INFORMATION

Town:	Castelnau-Rivière-Basse
Department:	Hautes-Pyrénées
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	3179 m2

## IN BRIEF

Ideally situated between the larger towns of, Plaisance, Marciac (International Jazz Festival), Riscle, Maubourguet with all amenities this large three bedroom farmhouse is ideal for families.

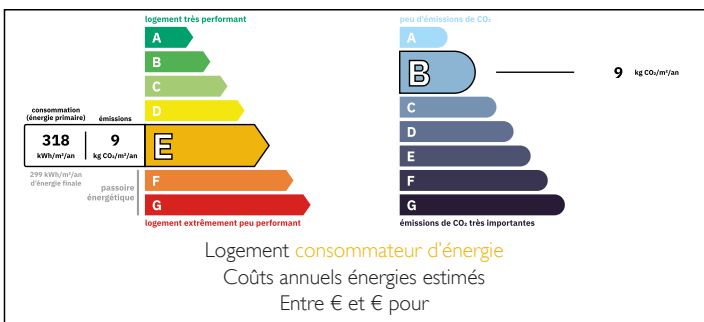
With a first floor independent studio with terrace ideal for visitors or to rent out, garden and outbuildings.

The ongoing work, will be finished for the sale.

Tarbes 30 minutes, airports and TGV 40 minutes away.

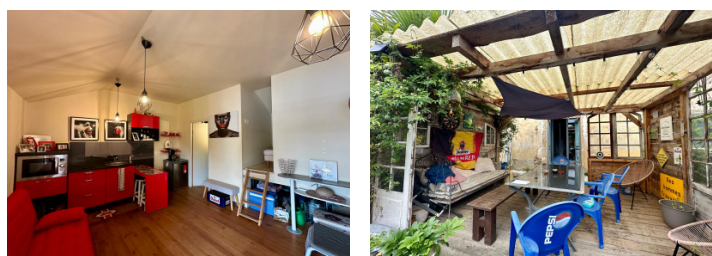
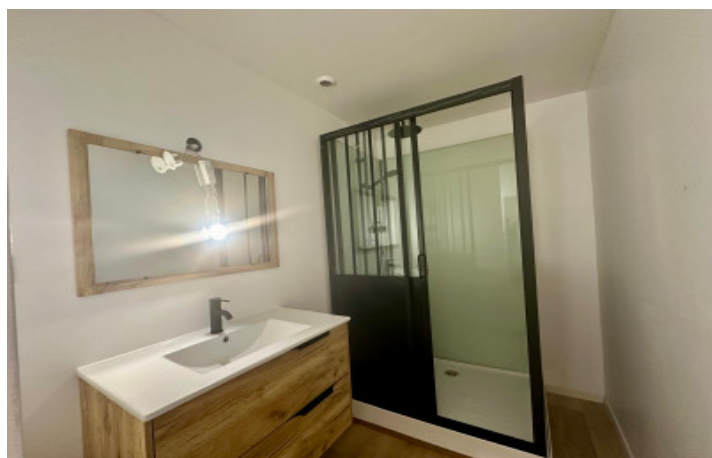
Bordeaux and Toulouse international airports 2hrs  
Spain 2hrs, Atlantic coast 1h45mins  
Pyrenees 1h30mins

## 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.



## DESCRIPTION

The owners are currently replacing some of the upstairs windows with double glazing, they are also continuing with renovations for the time being. These are unlikely to be completed, and would be a good project for new owners to develop in to their dream property.

The property briefly comprises of:

Ground floor:

Living room 25m<sup>2</sup>

Entrance hall 13m<sup>2</sup>

WC 1.5m<sup>2</sup>

Kitchen/dining room 25m<sup>2</sup> fully fitted with base and wall units

Area for renovation 26m<sup>2</sup>

First Floor

Landing 10m<sup>2</sup>

Bedroom 23m<sup>2</sup> newly renovated with new double glazed window

Bathroom 6.5m<sup>2</sup> with shower cubicle and back to wall WC

Bedroom 24m<sup>2</sup>

Attic bedroom 14m<sup>2</sup> into the eaves with velux window

First floor independent studio 17.5m<sup>2</sup> with kitchenette, living area, separate WC, sink and vanity 4.5m<sup>2</sup> with hot water tank, mezzanine area for large bed 4.6m<sup>2</sup>

Exterior

Garden with courtyard, ample parking, large garage 64m<sup>2</sup>, shed, mobile home (sleeps 6 people)

All measurements are approximate

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

## LOCAL TAXES

Taxe habitation: **973 EUR**

## NOTES