

FULLY RENOVATED 3 BED FARMHOUSE+SWIMMING POOL+JACUZZI+MOUNTAIN VIEW+GYM+6994m2 LAND +NR TRIE SUR BAISE



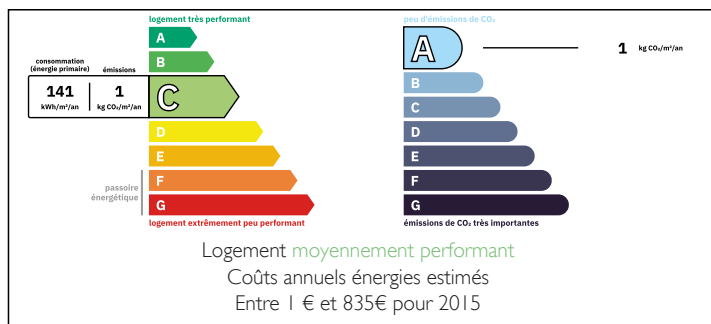
## INFORMATION

Town:	Tournous-Darré
Department:	Hautes-Pyrénées
Bed:	3
Bath:	1
Floor:	143 m2
Plot Size:	6994 m2

## IN BRIEF

A little piece of paradise awaits you right in front of the Pyrénées! This renovated, energy efficient farmhouse has everything. All you have to do is unpack and enjoy your surroundings. A spacious open plan ground floor with a super loft style kitchen, a very large dining room opening onto the terrace and a lovely, cosy sitting room complete with wood burner. Upstairs there is a large main bedroom with a huge walk-in closet with barn style doors, 2 other bedrooms, one with a mezzanine, and a lovely large bathroom with a bath and a large walk-in shower. There is an attached garage which also houses the wood fuelled central heating boiler, which could be transformed into, for example, a master bedroom suite, as there is a carport for 2 cars outside. Relax in the jacuzzi, swim...

## 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 habitation: EUR

## NOTES

## DESCRIPTION

ROOM MEASUREMENTS - Please note that all measurements are approximate

GROUND FLOOR:

Kitchen - 17,2m<sup>2</sup>

Back Kitchen - 6,7m<sup>2</sup>

Dining Room - 26m<sup>2</sup>

Sitting Room - 20m<sup>2</sup>

FIRST FLOOR

Bedroom 1 - 20m<sup>2</sup>

Bedroom 2 - 13,09m<sup>2</sup>

Bedroom 3 - 11,4m<sup>2</sup> Mezzanine - 27,25m<sup>2</sup> (ceiling height at centre 1,99m, under the eaves height 1,09m)

Bathroom - 10,55m<sup>2</sup>

WC - 2,96m<sup>2</sup>

TECH SPECS:

Double glazing

Wood fuelled central heating

Swimming Pool - 8,20 X 4,70m, chlorine, sand filter and pump. Pool cover

Jacuzzi

Wood decking around the pool

2010 Septic tank

Please feel free to ask for more photos!

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 /