

Live, let or both – Multi-unit property with pool, garden & strong earning potential



INFORMATION

Town:	Saint-Sever-de-Rustan
Department:	Hautes-Pyrénées
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	2775 m2



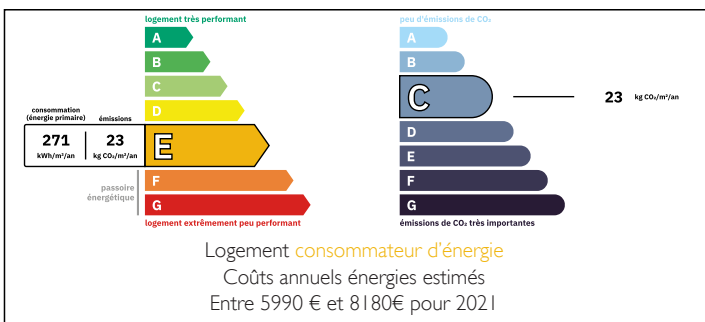
IN BRIEF

Discover this tranquil Gascon farmhouse and gite complex. PRICE REDUCED

Nestled on the edge of an historic village, this charming Gascon farmhouse offers the perfect blend of countryside living and easy access to local amenities. Just a minute's walk from the historic abbey and the village café/restaurant and only a short drive to towns offering the full range of amenities, the property is ideally situated for those seeking a peaceful escape without sacrificing convenience.



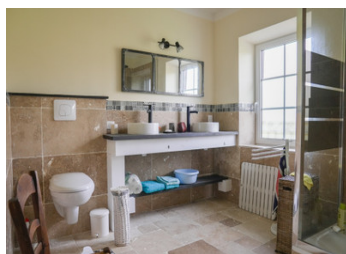
ENERGY - DPE



Built in the traditional style with brick and river pebbles, the farmhouse exudes timeless character with 21st century comfort. It is thoughtfully divided into three distinct areas: the spacious owner's accommodation (140m2), which spans two levels in the heart of the property, and two very well appointed two bedroom gîtes on either side (91m2

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: 1437 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Protected as a historic monument, the Benedictine abbey of St Sever de Rustan attracts visitors from all over France and is one of the main places of interest in the region. The abbey hosts numerous permanent exhibitions, painting and sculpture exhibits and concerts each year and the bar and bistro opposite provides a welcome place to refuel.

With such an attraction on your doorstep, the stunning Pyrenees mountains only 45 minutes to the south and Spain a mere couple of hours away, this is a prime location for a thriving gite business.

The complex briefly comprises of:

Main House (or Gite 3): Ground Floor

Kitchen (24m²) - open to lounge, tiled floor and dual aspect windows, door to Gite 2

Lounge (50m²) - original tomette floor tiles, pellet burner, two double glass doors opening onto a covered terrace, exposed beams and doors leading to the master bedroom and shower room, stairs leading upstairs to the attic

Master bedroom (15m²) - wood floor

En-suite shower room (10m²)

Covered terrace (14m²)

First Floor:

Attic bedroom (52m²) - wood floor, exposed beams, windows to front and rear, door to Gite 1

Gite 1 - Ground Floor

Open plan kitchen/dining/living room (38m²) - wood burner, original tomette tiled floor, exposed beams, window and glass door to front, stairs to first floor

First Floor

Master bedroom (30m²) - magnificent cathedral ceiling with exposed beams, two windows

Bedroom (23m²) - dual aspect windows, exposed beams, exposed pebble wall, door linking to attic in the main house