

SOLD! **SPACIOUS** **RENOVATED** **COUNTRY** **HOUSE-**
4BEDS+2BATH+POOL+TERRACE+GARDEN+MOUNTAIN VIEWS



INFORMATION

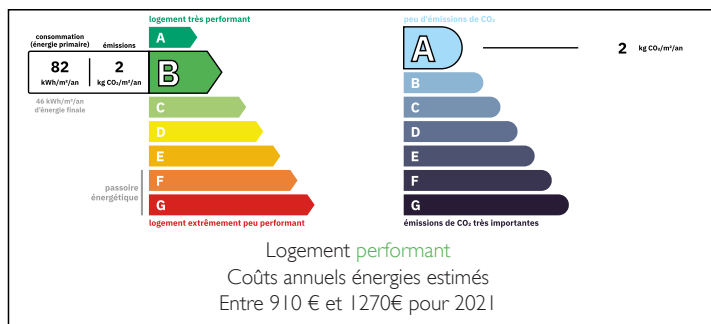
Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	2800 m2



IN BRIEF

SOLD! Great house, garden and pool at a great price. And it's got a B energy rating! This charming and spacious period home is in a quiet spot on the edge of a popular village with excellent commerce and services. It's been well renovated and well maintained by its current owner. There's a ground floor master suite with lovely sitting room complete with fireplace, a large bedroom with direct access to a terrace, a bathroom with a huge walk-in shower and an equally huge walk-in closet. The new kitchen is light and airy with a massive central island and a dining/reception area with doors to a terrace. The utility room has space for a laundry as well as a fridge freezer and pantry etc. Upstairs has 3 good sized bedrooms, a shower room...

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

ROOM MEASUREMENTS:

GROUND FLOOR:

Ground Floor Master Suite - Salon: 24m²

Ground Floor Master Suite - Bedroom 17m²

Ground Floor Master Suite - Bathroom/Dressing Room: 15m²

Reception Room/office: 14m²

Kitchen/Dining: 39m²

Utility Room: 14m²

FIRST FLOOR:

Bedroom 1: 25m²

Bedroom 2: 21m²

Bedroom 3: 11m²

Shower Room: 3m²

Attic Space: 60m² (30m² Loi Carrez)

OUTSIDE:

Outside Kitchen: 15m²

Workshop: 35m²

TECH SPECS:

Central heating via new Heat Exchange pump

Septic Tank recent

Hot water via Heat exchange pump of electric hot water tank

Double glazing on the ground floor.

Swimming Pool - chlorine, new liner, sand filter and pump (2021-22)

Automatic Front Gates

Well

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

LOCAL TAXES

Taxe foncière: 1578 EUR

Taxe habitation: EUR

NOTES