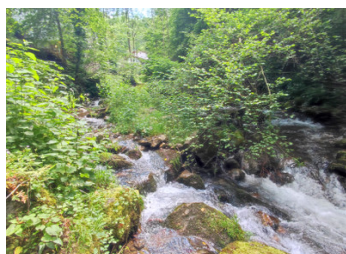


House on the peaceful, beautiful grounds of an old water mill , reduced from 399,000 to 350,000 euros



INFORMATION

Town:	Esbareich
Department:	Hautes-Pyrénées
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	6288 m2

IN BRIEF

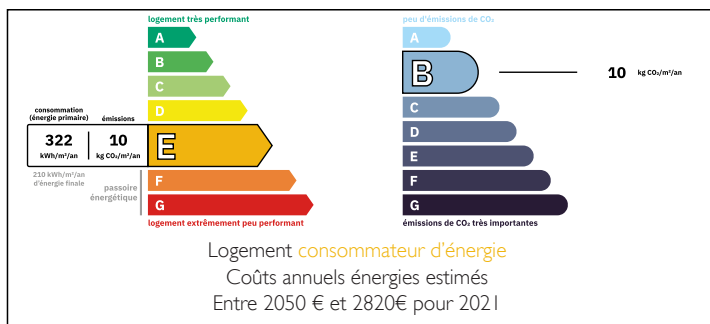
Imagine waking each morning to the soothing sounds of the river and birdsong. From your balcony, gazing upon your landscaped parkland, enjoying complete privacy while being just 2 km from a bar/restaurant, mini supermarket, and bakery.

This stunning setting offers a house and parkland with landscaped gardens, mature trees, bushes, and flowers, showcasing nature at its best. The river flows the full length of the grounds, creating small cascades - a true private paradise.

Nestled in a valley in the Pyrenees, you have access to beautiful historic villages, local markets with farmers' produce, and every imaginable mountain activity, including skiing, walking, cycling, golf, horse riding, rafting etc

Please look at the 360 degree tours below to fully appreciate this unique home.

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

HOUSE

The secure gate, equipped with a voice communication system, opens to reveal a driveway that winds its way down towards the house, not only ensures the privacy of the residents but also provides a warm and secure welcome for friends and family.

GROUND FLOOR

The main door leads into the entrance hall with:

- A security alarm system
- Large full height built-in cupboard ideal for storing outdoor clothing and shoes
- Wide display shelf with additional storage below

LIVING ROOM

To the left of the hallway, you enter the spacious, bright living area featuring:

- Fireplace with ornate wooden mantel, a charming centrepiece that adds warmth and character to the room.
- Large GODiN wood-burning stove, providing efficient heating.
- Exposed ceiling beams adding rustic charm and a sense of history to the space.
- Wood flooring
- Open staircase to the first floor, creating a seamless flow and an airy feel.
- 2 electric radiators, ensuring comfortable temperatures during cooler months.
- 2 windows providing natural light to fill the room and offering pleasant views.
- 2 patio doors (one large with sliding doors), connecting the indoor living space with the outdoor area, perfect for easy access and an open, expansive feel.

KITCHEN/DINING ROOM

To the right of the hallway is the welcoming, fully