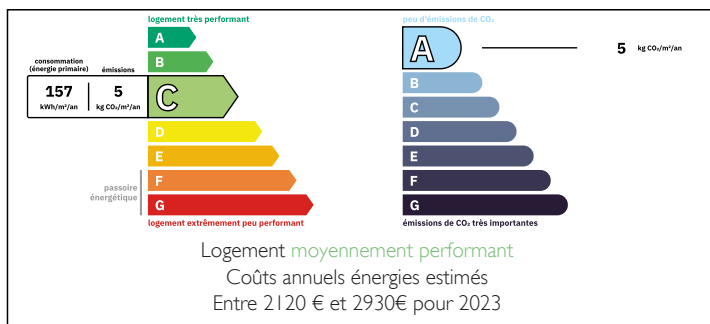


Elegant Maison de Maitre (219m2) + 5 beds + outbuildings + garden + village location + business opportunity

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Lacassagne
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	266 m2
Plot Size:	4975 m2

IN BRIEF

This elegant Maison de Maitre built in approx. 1850 is situated in the centre of a tranquil rural hamlet in the Hautes-Pyrénées just 30 mins from Tarbes/Lourdes international airport and 1hr 30 to ski resorts.

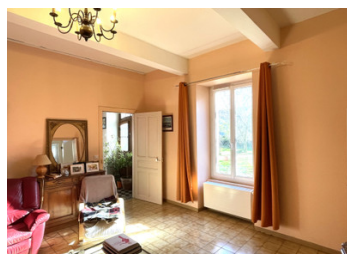
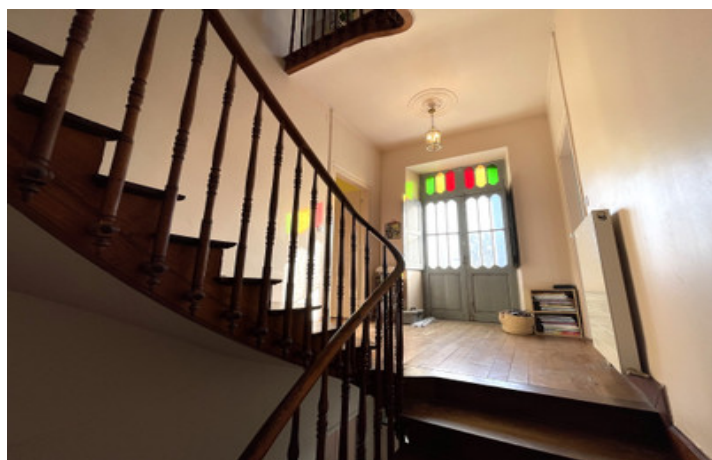
A unique opportunity to own a beautifully renovated house with multiple outbuildings and 1/2 hectare of land in a fantastic rural setting within easy reach of local amenities, good transport links, the majestic Pyrenees and Spanish border.

Only 5 mins from Rabastens de Bigorre with a range of local shops and schools and approximately 15 mins to the larger towns of Vic-en-Bigorre, Maubourguet and Marciac offering all amenities.

This impressive property is ready for you to move straight into. Ideal as a large family home, a sumptuous holiday home or bed and breakfast.

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: 937 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property, meticulously renovated in 2011 to exceptionally high standards, showcases a range of modern upgrades designed to enhance energy efficiency and comfort. These include double glazing throughout, a central heating and hot water system powered by an air to water heat pump, a newly replaced roof for the main house, updated plumbing and electrics, and improved insulation. These renovations not only modernize the property but also contribute to its overall energy efficiency.

With its two distinct front entrances and spacious layout featuring 5 large bedrooms, the property is versatile enough to function as either a luxurious family home or a profitable bed and breakfast. The careful renovation has successfully blended contemporary conveniences with traditional charm, preserving original features like the classic floor tiles, a grand oak staircase, elegant marble fireplaces, ceiling roses and distinctive double entrance doors adorned with stained glass panels.

This combination of historic elegance and modern amenities makes the property both a comfortable residence and a promising business opportunity, appealing to those seeking a blend of heritage and functionality.

The property briefly comprises of:

Ground Floor:

Main entrance hall (14m²). Black and white floor tiles, leads to curved staircase with doors to the lounge and bedroom 1.

Lounge (25m²). Tiled floor and marble fireplace.

Bedroom 1 (24m²). Wooden floor and marble fireplace.

Dining room (28m²). Original terracotta floor tiles, beamed ceiling, double glass doors to the covered terrace, log burner, door to kitchen and 2nd entrance hall

2nd Entrance hall (12m²).

Kitchen (28m²). Double doors to back...