

## Country house with breathtaking views and hobby vineyard near Maubourguet

EXCLUSIVE



## INFORMATION

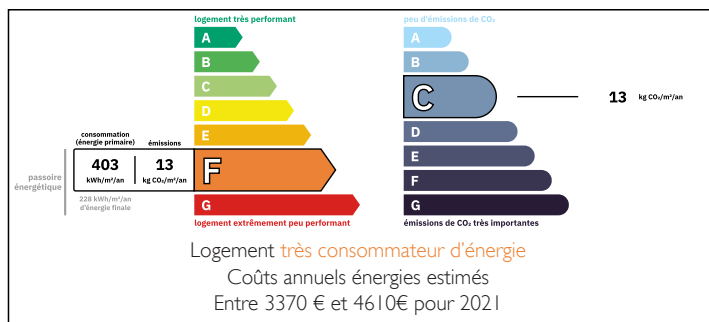
Town:	Maubourguet
Department:	Hautes-Pyrénées
Bed:	3
Bath:	1
Floor:	170 m2
Plot Size:	4460 m2

## IN BRIEF

Embrace a life of tranquility and comfort in this delightful south-facing, detached country house. Nestled in a clean and friendly hamlet with views of the magnificent Pyrenees, this 3-bedroom home is the perfect haven for families or individuals seeking a serene escape. It offers not only a cozy and character-filled residence but also a lifestyle imbued with picturesque beauty and endless potential.



## 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

### Key Features:

**Bedrooms:** 3 spacious bedrooms with possibilities for expansion

**Office:** Insulated office with a private entrance and high-speed fibre internet

**Outbuildings:** Large workshop, garage, and barns with potential for additional living spaces or hobby farm

**Garden:** Beautifully landscaped half-hectare with mature fruit trees, colourful borders, vegetable garden space, and serene seating areas

**Views:** Breathtaking mountain views and proximity to Tarbes, Pau, Maubourguet, Marciac, the Atlantic, and the Mediterranean

### Ground Floor:

**Entrance:** Double door with Pyrenean-stone surround leading into the foyer and lounge

**Lounge:** Spacious area with original tomette flooring, exposed wood ceilings, and natural river-stone walls, perfect for family gatherings or entertaining guests

**Guest Bedroom/Utility Room:** Versatile room with a window overlooking the fields

**Kitchen Diner:** Large kitchen diner with a wood-burning cuisiniere and an ancient bread oven, ideal for cozy family meals or gatherings

### First Floor:

**Master Bedroom:** Large bedroom with exposed beams, wooden floor, and a south-facing velux showcasing mountain views. Includes a private doorway and exterior staircase to the courtyard, offering potential for separate accommodation

**Bedroom 2/3:** Spacious area that can be divided into two bedrooms, with a large window overlooking the courtyard and a south-facing velux with stunning mountain views

**Shower Room:** Large, tiled shower with a glass surround

### Exterior:

**Garden:** Expansive half-hectare with fruit and mature trees, vegetable garden, seating areas, and a charming hobby vineyard

**Outbuildings:** Multiple outbuildings/workshop, garage, and barns having excellengt potential for