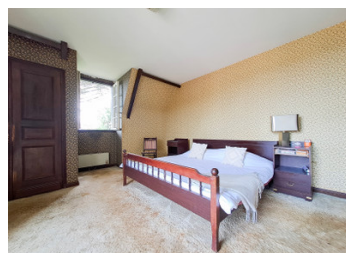


## UNDER OFFER Renovation Project with Huge Potential in Quiet, Family-Friendly Area – 10 Minutes from Tarbes!



## INFORMATION

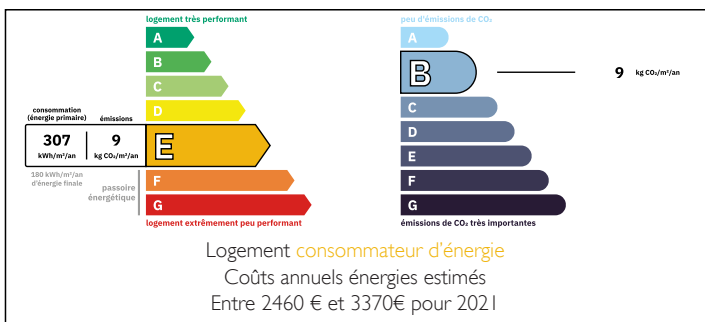
Town:	Barbazan-Debat
Department:	Hautes-Pyrénées
Bed:	3
Bath:	2
Floor:	156.65 m2
Plot Size:	1060 m2



## IN BRIEF

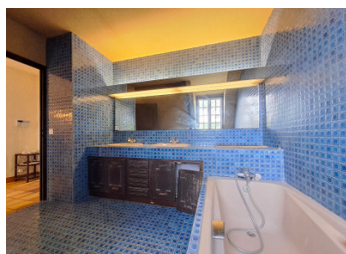
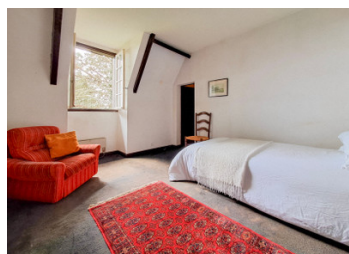
UNDER OFFER - Located in a peaceful, sought-after area just 10 minutes from Tarbes, this detached 1980s home offers an exciting renovation opportunity. The spacious open-plan ground floor features a large living/dining area with double doors leading to a generous south facing terrace and mature garden—perfect for entertaining or relaxing. The adjacent kitchen also opens to the terrace. A separate WC and laundry room complete the layout. Upstairs, you'll find three bright, well-sized bedrooms, two bathrooms, and a separate WC, ideal for family life or guests. The property includes extensive storage and a large garage beneath the house. A bonus space, originally intended as a 4th bedroom or potential duplex, spans part of the ground floor and into the roof space, offering excellent potential. With versatile spaces, a tranquil setting, and proximity to Tarbes, this property is ready...

## 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

UNDER OFFER - Located in a peaceful residential area of Barbazan-Debat, this detached 1980s home offers a fantastic renovation opportunity for buyers with vision. With a light-filled, open layout and generous spaces throughout, it's a home brimming with potential.

Upon entering, you're welcomed by a bright entrance hall and an elegant open wooden staircase. From here, the space flows seamlessly into an open-plan living and dining area, flooded with natural light from two large windows as well as two sets of double doors that open onto a spacious terrace and mature garden—perfect for entertaining or relaxing outdoors.

The adjacent kitchen is generously sized and offers direct access to the terrace through double doors, creating a natural extension of the indoor living space. Just off the kitchen, a versatile room currently used as an office/library features a large rear-facing window and its own access to the terrace. An adjoining room, presently used for storage, could easily be transformed into additional living space, which could be connected to a spacious attic originally designed to accommodate a fourth bedroom or a self-contained apartment.

The ground floor also includes a separate WC and a laundry room.

Upstairs, the home offers three well-proportioned bedrooms with plenty of built in cupboard space on the landing area and within each bedroom. The primary bedroom features an en-suite bathroom and small balcony area accessed through double doors, while another includes a connecting room ideal for a dressing area or home office. A family bathroom and a...

## LOCAL TAXES

**Taxe foncière: 1530 EUR**

**Taxe habitation: EUR**

## NOTES