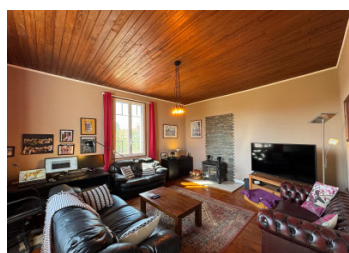
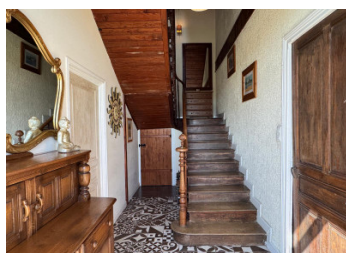
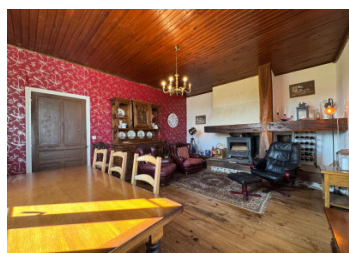


UNDER OFFER: Elegant 3-level home with 4 en-suites, pool, garden and full privacy – move-in ready comfort



INFORMATION

Town:	Bugard
Department:	Hautes-Pyrénées
Bed:	4
Bath:	4
Floor:	175 m2
Plot Size:	1995 m2



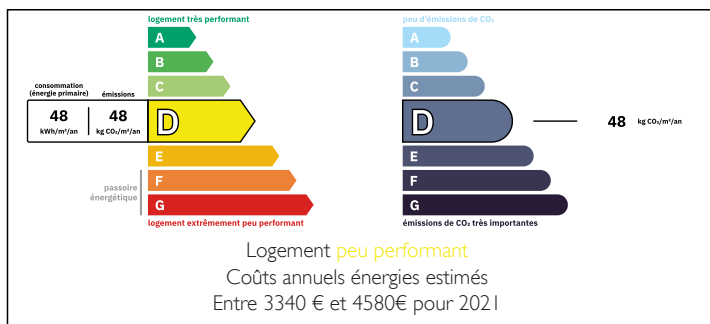
IN BRIEF

This meticulously maintained property, nestled in the heart of the Midi-Pyrénées in SW France, offers a peaceful, rural lifestyle with stunning natural surroundings. Enjoy the charm of traditional French village life, complemented by easy access to both the Pyrenees mountains and the vibrant city of Tarbes. Located near vineyards and outdoor activities in a warm climate, this former doctor's home and surgery is ideal for those seeking tranquility, a slower pace of life, or outdoor adventure - all while being just a short drive from major towns and cultural attractions.

As well as outdoor activities and walking locally, you can venture further afield to scenic walks, and skiing at the Pic du Midi (55km) and the slopes in the Pyrenees.

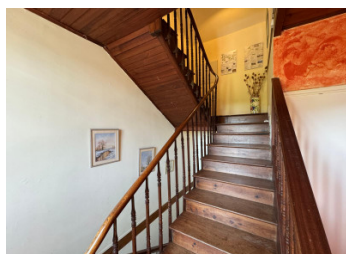
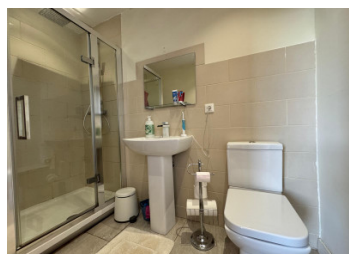
The property is approximately 9km from the local market town of Trie sur Baise; 20km from

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

The interior has been thoughtfully and tastefully renovated, blending modern comfort with the charm of original features. The beautiful original staircase and floor tiles in the entrance hallway are just a few examples, and the space is flooded with natural light. Every detail has been carefully considered, such as the addition of double-glazed windows with dual-coloured frames - brown wood-effect on the exterior to complement the traditional character, and white on the inside to enhance the interior aesthetics. Two wood-burning stoves continue the comfort; one has been placed in the stunning original fireplace in the séjour. The heat from the stoves is supplemented, if necessary, by gas-fired central heating.

A stylish fitted kitchen with an island ensures the home meets modern living standards; even the under-stairs area has been cleverly remodelled to create a wine storage area! You won't be disappointed - this home features four large en-suite bedrooms, providing ample space and privacy for family and visiting friends.

On the first floor, you'll find a Juliet balcony, perfect for truly appreciating the picturesque surroundings.

The outdoor area is a peaceful haven - calm, private, and beautifully designed - with uninterrupted countryside views. It is fully secured by a combination of fencing and hedging, ensuring total privacy for sunbathing, relaxing, and enjoying the above-ground pool and terrace. This space is also completely safe for young children and pets.

In addition, there's a potager where you can grow your own vegetables and become self-sufficient. The...

LOCAL TAXES

Taxe habitation: EUR

NOTES