

**UNDER OFFER** Charming Villa with 3,489 m2 of enclosed grounds and mountain views, renovation required.



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Saint-Lézer     |
| Department: | Hautes-Pyrénées |
| Bed:        | 4               |
| Bath:       | 1               |
| Floor:      | 155 m2          |
| Plot Size:  | 3489 m2         |

## IN BRIEF

This charming villa benefits from a D energy efficiency rating but is need of renovation and modernisation. Ideal as a family home or spacious holiday home this detached property with traditional features is ready for the new owners to bring it to life!

Village location and only 3kms from Vic en Bigorre with all amenities.

Tarbes/Lourdes airport less than 30 mins away!

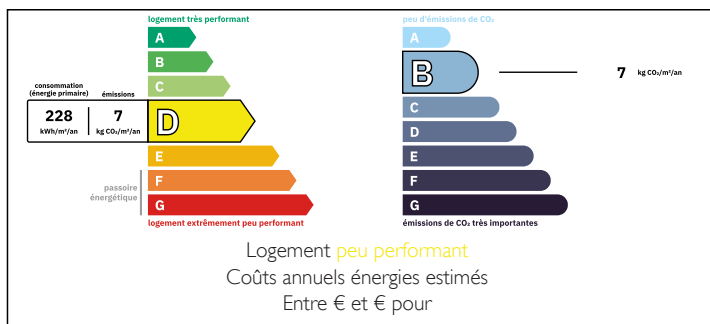
Pau less than 1 hour

SKI Caunterets 1h10mins

Spain and Atlantic coast, Biarritz less than 2hrs drive.



## 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

This property is briefly comprised of:

### GROUND FLOOR

Lounge 60m<sup>2</sup> with three double patio doors opening to the terraces, two windows and insert wood burner

Kitchen 16m<sup>2</sup> fitted with space for dining table, window and tiled floor, door to small storage room with hot water tank 3m<sup>2</sup>

Steps down to LOWER GROUND FLOOR;

Three bedrooms 13m<sup>2</sup>, 11.5m<sup>2</sup>, 11m<sup>2</sup>

Bathroom 9.5m<sup>2</sup> with bath, bidet, double sink, window, towel heater

Separate WC 2.2m<sup>2</sup>

door to integral garage 33m<sup>2</sup> with hot water tank and crawl space under the property

### FIRST FLOOR

Master bedroom 20m<sup>2</sup> with two balconies and dressing area

Study or bedroom 9m<sup>2</sup> with door to sink and bidet

Separate WC 3.3m<sup>2</sup>

### EXTERIOR

Covered terrace 17.5m<sup>2</sup> with bbq and garden views mainly laid to lawn with mature trees and a long driveway with ample parking for several cars and wonderful views of the countryside and mountains.

All measurements and distances are approximate

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 2147 EUR

Taxe habitation: EUR

## NOTES