

CLASSIC L-SHAPED FARMHOUSE-RENOVATED/4 BED/2 BATH/STUNNING LOCATION & VIEWS/POOL/TERRACE/NR TRIE-SUR-BAISE



INFORMATION

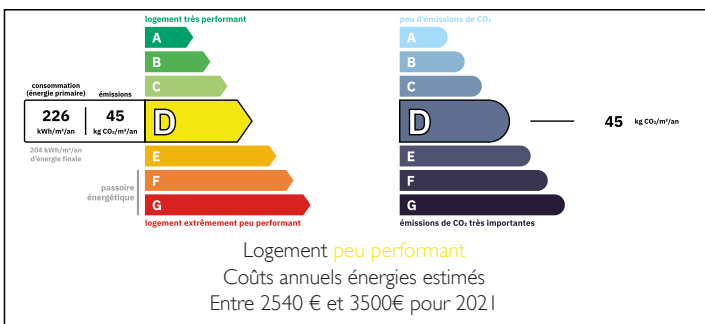
Town:	Montastruc
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	5000 m2



IN BRIEF

This 4-bedroom, 2-bathroom renovated farmhouse with a pool is nestled in a slightly elevated position on the peaceful outskirts of a charming Gascon village. The elevated position has sweeping views of the surrounding countryside and the Pyrenees. This character-filled home offers the perfect blend of traditional charm and modern comfort. Located just 10 minutes from the vibrant market village of Trie-sur-Baïse, with easy access to shopping, restaurants and services, this property is ideally suited as a full-time residence, vacation home, an income-generating gîte or chambres d'hôtes. CONTACT ME for more photos/information. I'd be delighted to take you on a tour!

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

PROPERTY HIGHLIGHTS:

4 Bedrooms | 2 Bathrooms

177 m² of Living Space

Central heating, oil-fired / double glazing

10m x 5m Swimming Pool (Chlorine) with Stunning Views, Pool House

Garage + Convertible Barn (Two Levels)

Large Mature Garden with Orchard and Vegetable Plot

South-Facing Terrace with Awning and Dining Area

Original Features: Exposed Beams, Oak Staircase, Wood Floors, Inglenook Fireplace

INTERIOR FEATURES:

From the generous entrance hall with its original oak staircase, you are welcomed into the:

Living Room (4.7m x 5.39m): Cozy and full of charm with a wood-burning stove set in an inglenook fireplace and exposed beams.

Kitchen (3.74m x 4.26m): Bright and inviting, ideal for home chefs.

Dining Room (3.92m x 5.87m): Bathed in natural light with direct access to the terrace—perfect for indoor-outdoor entertaining.

Bathroom: Spacious with both a bathtub and separate shower.

Utility Room + Workshop: Practical spaces, with the potential to convert the adjoining barn and upper level into guest accommodations or a home office/studio.

LOCAL TAXES

Taxe foncière: **945 EUR**

Taxe habitation: **EUR**

NOTES

UPSTAIRS you'll find:

Four well-proportioned bedrooms offer garden views and original character. The main bedroom features triple-aspect windows for maximum light and a grand, airy feel. Two of the bedrooms showcase exposed beams, and one even has its own private staircase.

Main bedroom (5.48m x 4.79m)

Bedroom 2: 4.08m X 4.69

Bedroom 3: 4.93m X 2.77m

Bedroom 4: 4.86m X 3.99m

Shower Room/WC: 3.07m X 2.22m