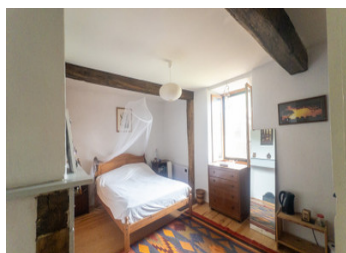
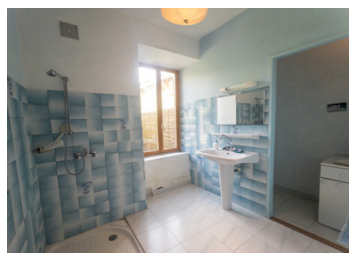


## VILLAGE HOUSE DATING FROM 1810 - FULL OF CHARACTER + 4BEDS + 2BATHS + PRETTY GARDEN - MONLEON MAGNOAC



### INFORMATION

Town:	Monléon-Magnoac
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	161 m2
Plot Size:	428 m2

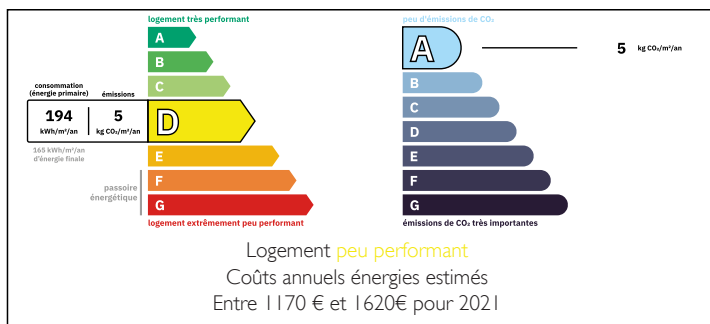


### IN BRIEF

Charming Village Home with Space & Privacy - In the heart of the village yet wonderfully private, this spacious character non-detached home offers ideal family or holiday living. A wide central hallway leads to a lovely garden. The ground floor includes a bright sitting room with woodburner and marble mantel, an eat-in kitchen with woodburner and garden access, study, utility room, and shower room. There is a small cellar under the sitting room. Upstairs: a master suite with dressing area and full bathroom, plus 3 additional bedrooms off a landing with exposed beams. Features include double glazing, septic tank, mature garden of 428m2 with terrace, outbuilding, lawn, and vegetable plot. Street parking outside and a larger parking area 100m away. A perfect blend of charm and comfort in a peaceful setting.

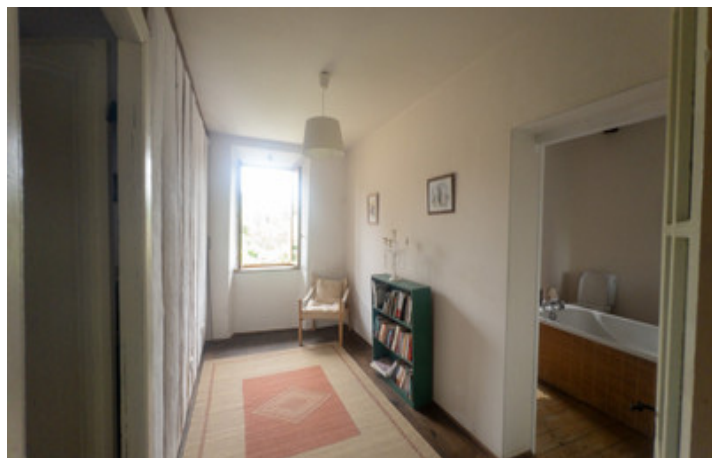
CONTACT ME FOR MORE PHOTOS AND A VIEWING!

### 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 foncière: 665 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The rooms downstairs all lead off from the spacious central hallway which goes from the front door through to the garden door. The sitting room and kitchen are on the left and the study, the staircase, the utility room and the shower room are on the right. An original oak door opens onto the staircase.

Upstairs there is a landing with an exposed beams. The master suite is on the right, overlooking the garden. The further 3 bedrooms are all double sized on the other side of the landing.

### ROOM MEASUREMENTS:

#### GROUND FLOOR

Central hallway - 20m<sup>2</sup>

Sitting Room - 25m<sup>2</sup>

Kitchen/Diner - 18m<sup>2</sup>

Study - 12m<sup>2</sup>

Utility Room 7m<sup>2</sup>

Shower Room - 5m<sup>2</sup>

WC - 1.50m<sup>2</sup>

#### FIRST FLOOR

Master Suite

- Bedroom - 18m<sup>2</sup>

- Dressing Area - 8m<sup>2</sup>

- Bathroom - 11m<sup>2</sup>

Bedroom 2 - 12m<sup>2</sup>

Bedroom 3 - 13.5m<sup>2</sup>

Bedroom 4 - 20m<sup>2</sup>

Landing - 5.5m<sup>2</sup>

### OUTSIDE:

Garden access is from the central hallway and the kitchen. There is a covered terrace and a small barn/outbuilding and an open terrace leading to a grassed area with mature shrubs and trees. Half way down the garden is a hedge with an path leading through to another lawned area and a large vegetable plot. There is a well right outside the house and the septic tank is under the terrace.

### TECHNICAL SPECIFICATIONS:

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: [info@leggett.fr](mailto:info@leggett.fr)