

Ref: A38406GT65

Price: 160 500 EUR

agency fees to be paid by the seller

# 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











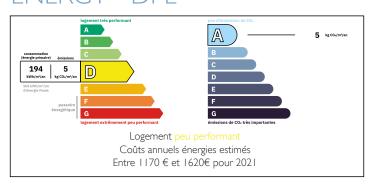


# IN BRIFF

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!

# FNFRGY - DPF



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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.





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### 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 - 20m2

Sitting Room - 25m2

Kitchen/Diner - 18m2

Study - 12m2

Utility Room 7m2

Shower Room - 5m2

WC - 1.50m2

#### FIRST FLOOR

Master Suite

- Bedroom 18m2
- Dressing Area 8m2
- Bathroom IIm2

Bedroom 2 - 12m2

Bedroom 3 - 13.5m3

Bedroom 4 - 20m2

Landing - 5.5m2

#### **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:**