

Super 3 bedroom Gascon farmhouse with pool, nestled in a tranquil setting, yet minutes from Trie Sur Baise



## INFORMATION

Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	3
Bath:	4
Floor:	160 m2
Plot Size:	3992 m2

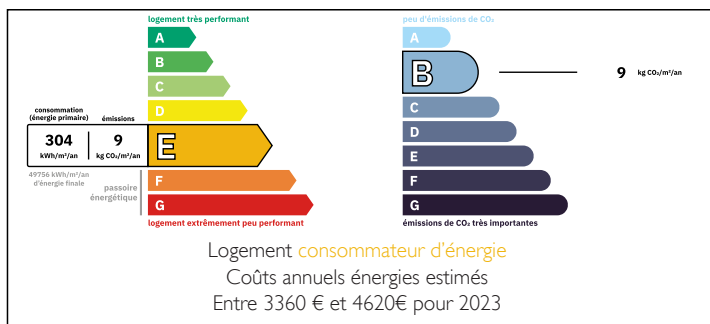
## IN BRIEF

Elegant 19th-Century Country Home.

Set in the heart of the picturesque countryside with sweeping views of the Pyrenees, this beautifully restored 1800s home perfectly blends timeless character with modern comfort. With generous living spaces, original period features, and excellent outdoor amenities, the property offers an idyllic lifestyle—ideal as a family home, holiday retreat, or chambre d'hôtes.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

Light-filled lounge with triple aspect windows and original exposed beams and wood burning stove

Spacious dining room (26 m<sup>2</sup>) with tiled floors, a stunning original fireplace, and a wood-burning stove—ideal for cosy gatherings

Contemporary kitchen with sleek white cabinetry and garden views

Utility room/workshop (25 m<sup>2</sup>) with direct garden access—perfect as a functional space or additional conversion opportunity

### First Floor

Bedroom 1 with dual aspect, a walk-in dressing room, and a stylish en-suite with double sinks and a walk-in shower

Bedroom 2 (28 m<sup>2</sup>) retains its original wooden flooring and fireplace, exuding warmth and character

Bedroom 3 overlooks the garden and features a private en-suite with a freestanding roll-top bath and separate shower

bathroom (5 m<sup>2</sup>) with sink, and WC

### Outbuildings & Exterior

Expansive covered terrace (90 m<sup>2</sup>) with a summer kitchen—perfect for al fresco dining and entertaining

Private swimming pool (10m x 5m) set amidst the landscaped garden

Grenier (29 m<sup>2</sup>), offering potential for conversion into a guest cottage or studio

garage (35 m<sup>2</sup>) providing ample parking additional storage or workshop

The beautifully maintained garden wraps around the