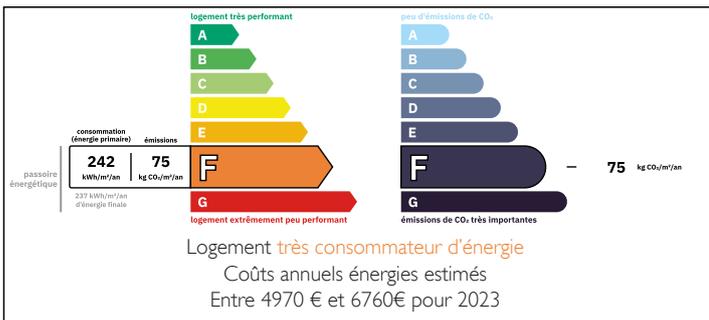


SPACIOUS HOUSE 3/4 BEDS + 2 BATHS + GARDEN + GARAGE + MOUNTAIN & VALLEY VIEWS + CALM + NR TRIE-SUR-BAISE

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	163 m <sup>2</sup>
Plot Size:	1000 m <sup>2</sup>

## IN BRIEF

Spacious Home with Garden, Mountain Views & No Immediate Neighbours – Under €200,000!

Built in traditional style in 1961 on an elevated, peaceful position just 2 minutes from Trie-sur-Baïse, this charming home offers space, privacy, and potential – all at an excellent price. Enjoy uninterrupted views across the valley to the Pyrenees from a quiet cul-de-sac.

Set on approximately 1,000 m<sup>2</sup> of garden (option for more land), the house features:

A large living room with natural light

A generous kitchen and an additional reception room/study

Ground-floor bedroom and bathroom

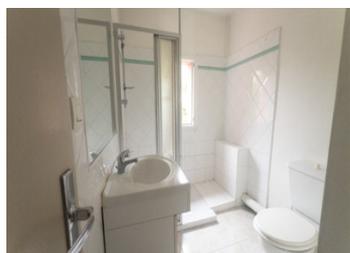
Upstairs: 2 bedrooms, a shower room, open loft-style space with exposed beams, and attic storage

Integral garage and room to add a pool

With solid construction, character features, and scope for modernisation, this is a smart investment

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

This well-built, spacious home offers strong investment appeal. Constructed in a traditional style, it features oil-fired central heating, an integral garage, double-glazed windows, and radiators in every room. With some updates—particularly to the ground-floor bathroom, kitchen, and heating system—you can significantly improve the property's energy rating and increase its value.

The layout and location make it highly versatile: ideal as a permanent residence, a lock-up-and-leave vacation home, or a rental property.

Set in a quiet, elevated position with no immediate neighbors, the house enjoys wide open views across the valley to the Pyrenees. Yet it's just 2 minutes from Trie-sur-Baïse, a lively village with shops, restaurants, schools, healthcare, and all essential services.

A rare combination of space, privacy, and potential—at a very attractive price. Contact us today to schedule your viewing.

### ROOM MEASUREMENTS:

Ground Floor:

Living Room - 23m<sup>2</sup>

Study/Office - 12,6m<sup>2</sup>

Bedroom - 16m<sup>2</sup>

Kitchen - 13,5m<sup>2</sup>

Bathroom - 5,5m<sup>2</sup>

WC - 1,7m<sup>2</sup>

Garage -22m<sup>2</sup> (houses oil tank + boiler)

### FIRST FLOOR:

Open plan space - 38m<sup>2</sup>

Bedroom 1 - 16m<sup>2</sup>

Bedroom 2 - 13,8m<sup>2</sup>

Shower Room - 4m<sup>2</sup>

Attic space - 5m<sup>2</sup> (under the eaves)

This spacious traditionally built home with garage, central heating & mountain views has excellent investment potential as a permanent, holiday or