

Charming country house near Labatut Rivière + income cottage + pool + beautiful gardens + ready to move into



## INFORMATION

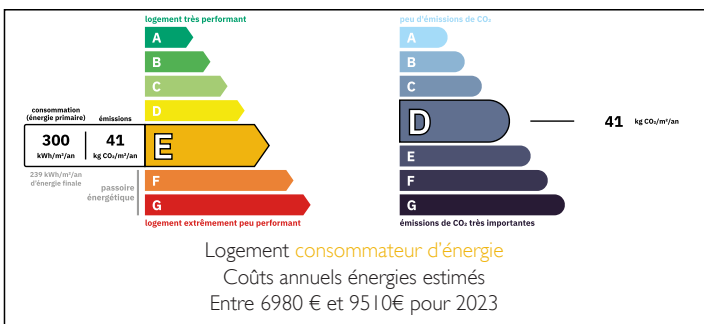
Town:	Labatut-Rivière
Department:	Hautes-Pyrénées
Bed:	4
Bath:	4
Floor:	266.7 m2
Plot Size:	8720 m2



## IN BRIEF

This beautifully restored 2/3 bedroom country house sits on the edge of the charming village of Labatut-Rivière (Hautes-Pyrénées, Occitanie), with an independent cottage ideal for rental income or family. The principal house, tastefully decorated and luminous, features two bright lounges (formal and day), a bespoke fitted kitchen with bamboo inlay and granite worktops, a dining room, and utility room. The large landing leads to two ensuite bedrooms (shower + WC each). Outdoors, enjoy a spacious mature garden with flower beds, trees, a pond, vegetable plot and chicken area. A covered terrace with summer kitchen overlooks the large pool. Across the gravel drive, the cottage offers a lounge, kitchen, sleeping for 8 and an office room convertible to further accommodation. A substantial garage completes the ensemble. Village amenities are just minutes away, with transport links by car or...

## ENERGY - DPE



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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.



## DESCRIPTION

### Principal House

Step into a beautifully restored and tastefully decorated country house that is flooded with natural light. The formal lounge (28.5m<sup>2</sup>) offers elegant charm for relaxing afternoons, while the day lounge (27m<sup>2</sup>) provides a more informal, comfortable space. The formal lounge was previously used as a magnificent master bedroom and could easily revert to that, to include the large bathroom ensuite.

The fitted kitchen (23.5m<sup>2</sup>) is a standout — featuring bespoke bamboo breakfast bar, luxurious granite worktops, and high-quality fixtures. Adjacent is a dining room (14m<sup>2</sup>) for family meals or entertaining, plus a practical utility room (8.5m<sup>2</sup>). Completing the ground floor is this substantial bathroom (9m<sup>2</sup>) with a large bath, separate shower, double sink and vanity unit. A separate toilet is next to this. Leading up the stairs to a large landing, you'll find two superb double bedrooms (24m<sup>2</sup> and 19m<sup>2</sup>), each with its own shower room and WC, offering excellent comfort and privacy.

### Guest Cottage & Office

Across the gravel drive lies a separate 2/3-bedroom cottage, perfect for income rental or visiting family. It comprises of a cosy lounge which is open to the kitchen (22m<sup>2</sup>), upstairs are 2 bedrooms (16m<sup>2</sup> and 20m<sup>2</sup>) and a large family room (25m<sup>2</sup>) with room for two double beds; in total there is sleeping arrangements for 8, and a shower room with WC, sink, window and towel heater, next door is an additional room currently used as an office (20m<sup>2</sup>), which could become extra sleeping space or studio...

## LOCAL TAXES

Taxe foncière: **851 EUR**

Taxe habitation: **EUR**

## NOTES