

Chic kitchen, huge living areas, pool and garden—yours to finish or move straight in!



INFORMATION

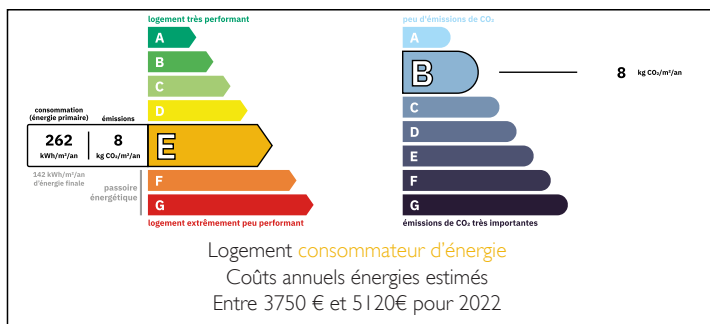
Town:	Sauveterre
Department:	Hautes-Pyrénées
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	1083 m2

IN BRIEF

Perfect as a family home or lock-up-and-leave holiday house, this property offers generous indoor and outdoor space. The secure, enclosed 1073m² garden is ideal for children and pets. Upstairs there are three spacious bedrooms and a stylish family bathroom. Downstairs includes a modern, well-equipped kitchen, a small lounge (perfect as an office or guest bedroom), and two open-plan reception rooms currently being renovated. A practical utility room leads to the garage, which benefits from both water and electricity.



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

You enter the property through a hallway (14.41 m²) with tiled flooring, currently being boarded and prepped for plastering.

To the left is a small salon (15.43 m²) with tiled floors and a wood-burning stove—ideal as a cosy sitting room, home office, or potential ground floor bedroom.

A large salon (27.81 m²), also tiled and currently under renovation, features a second wood-burning stove and an original farmhouse concrete sink integrated into the wall—an attractive rustic detail.

Adjacent is the light-filled dining room (18.89 m²), also being prepared for plastering. While open-plan with the salon, the two spaces are visually separated by the retained original upright beams, giving character and structure.

A space-saving sliding door leads from the dining room into the superb kitchen, a true highlight of the property. Bright and functional, it features:

- Soft-close cupboards and drawers
- Double-glazed window and two sets of patio doors opening to a seating area shaded by a large pergola
- Stove with extractor fan, dishwasher, and fridge-freezer
- A standout 2.3m island with soft-closing storage—both beautiful and practical

Off the kitchen is a useful annexe (4.21 m²) with low-level fitted units and worktop. A practical WC (2.83 m²) with wash basin and storage unit is accessible through the annexe.