

Beautiful Dual-Home Property with Gîte Potential – Vielle-Adour

EXCLUSIVE



INFORMATION

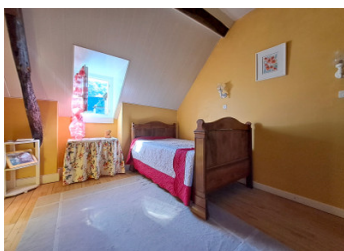
Town:	Vielle-Adour
Department:	Hautes-Pyrénées
Bed:	5
Bath:	3
Floor:	276 m ²
Plot Size:	1476 m ²

IN BRIEF

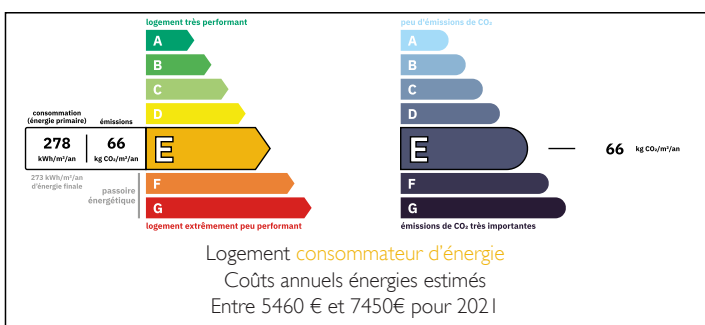
Exclusively with Leggett, this charming property in Vielle-Adour offers two beautifully maintained homes on a 1,476 m² plot, just 20 minutes from Tarbes and Lourdes and 15 minutes from Bagnères-de-Bigorre.

With 276 m² of living space, the primary house features 3 bedrooms, 2 bathrooms, a bright lounge with insert fireplace, and an open-plan kitchen-dining area leading to a spacious terrace for outdoor living. The second house includes 2 bedrooms, an open-plan kitchen-diner, a cosy lounge with wood burner, and a private outdoor space — ideal as a ready-to-rent gîte or guest accommodation.

Enjoy a peaceful setting on the outskirts of a small village, with mature private gardens, vegetable plot, greenhouse, chicken run, and two gated entrances. A perfect blend of character, comfort, and flexibility in the beautiful Hautes-Pyrénées countryside.

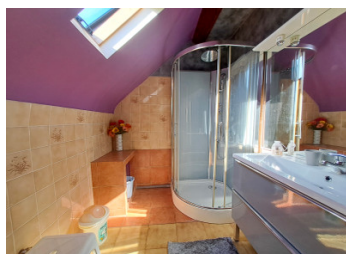


ENERGY - DPE



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

The property is cleverly divided into two independent homes, ideal for family living adjoined to guest accommodation, or a ready-to-rent gîte.

The primary house features tiled flooring throughout the ground floor, with wooden ceilings and exposed beams adding warmth and character. Heating is provided by an oil-fuelled central boiler serving both levels, complemented by a pellet burner insert set within a feature fireplace in the open-plan kitchen and dining area — the cosy heart of the home.

The living spaces are bright and airy, with three sets of patio doors opening onto terraces on either side of the property, flooding the rooms with natural light.

The kitchen is well-equipped with an electric oven, induction hob, extractor, and dishwasher, along with ample wall and base units for storage and space for a small dining table — perfect for relaxed breakfasts. From the kitchen, a shower room offers a washing machine connection and additional storage. Before reaching the stairs to the first floor, there is a convenient separate WC with a hand basin.

Upstairs, a spacious hallway runs the length of the house and leads to three bedrooms, each with built-in wardrobes. The family bathroom includes a bath, separate shower cabin, WC, and double vanity unit. There is also direct access from the first-floor landing to the adjoining gîte, offering excellent flexibility for extended family or rental use.

The Main House ground floor comprises of:

- Lounge area (25 m²) double aspect with patio doors and window
- Open kitchen/diner (40m²) double aspect with...