

Stylishly Renovated Family Home with Pool, Hot Tub & Enclosed Garden in Sauveterre, Hautes-Pyrénées



INFORMATION

Town:	Sauveterre
Department:	Hautes-Pyrénées
Bed:	3
Bath:	1
Floor:	211 m ²
Plot Size:	1083 m ²

IN BRIEF

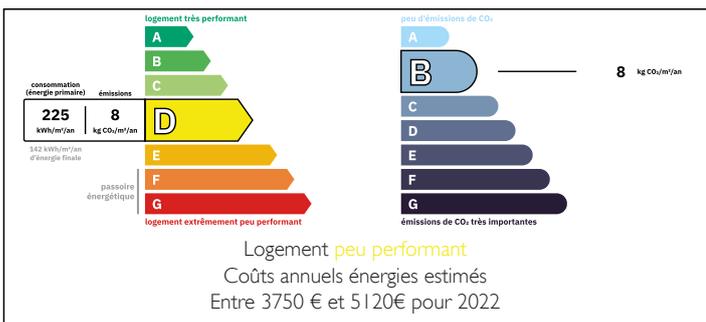
Situated in the village of Sauveterre, Hautes-Pyrénées, this beautifully presented home offers the perfect balance of traditional character and modern comfort. Fully refreshed and ready to move into, the property is ideal as a permanent family home, second residence or lock-up-and-leave holiday retreat.

Spacious, light-filled interiors are complemented by a standout contemporary kitchen, flexible reception rooms and three generous upstairs bedrooms. Outside, a secure enclosed garden of 1,073 m² features a swimming pool, hot tub and multiple seating areas — perfect for relaxed southwest French living.

With generous, light-filled living spaces, a standout contemporary kitchen, three spacious upstairs bedrooms and a secure enclosed garden with pool and hot tub, this property delivers relaxed southwest French living at its best — all within easy



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.



DESCRIPTION

Ground Floor

Entrance Hall

Spacious and welcoming, leading to the heart of the home.

Small Salon / Office / Ground-Floor Bedroom – 15.43 m²

Cosy room with tiled floor and wood-burning stove, ideal as a snug, home office or guest bedroom.

Main Living Room – 27.81 m²

Recently refreshed, featuring tiled floors, a second wood-burning stove and an original farmhouse concrete sink — a striking rustic focal point.

Dining Room – 18.89 m²

Bright and open, flowing seamlessly from the living room. Original upright beams subtly divide the space while preserving character.

Fully Equipped Kitchen (key feature of the home)

Stylish, spacious and flooded with light, the kitchen includes:

Double-glazed window and two sets of patio doors opening to a pergola-shaded seating area

Impressive 2.3 m central island with storage

Utility – 4.21 m²

With fitted low-level units and worktop.

WC – 2.83 m²

With wash basin and storage.

Laundry / Utility Room – 11.45 m²

Tiled and practical, with direct access to the garage.

Garage – 43.22 m²

Equipped with water and electricity, plus adjacent carport for two vehicles.

First Floor

Landing – 5 m²

L-shaped with laminate flooring and Velux window.

Bedroom 1 – 17.42 m²

Bright room with window, Velux (integrated blind) and built-in storage cupboard.

Second Landing – 10.71 m²

Laminate flooring and Velux window.

Bedroom 2 – 37.23 m²

A superbly spacious bedroom with three built-in

LOCAL TAXES

Taxe foncière: **1094 EUR**

Taxe habitation: **EUR**

NOTES