

## CHARACTER VILLAGE HOUSE / RENOVATED / BARNs / GARAGE / GARDEN / NEAR TRIE-SUR-BAÏSE



## INFORMATION

Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	2
Bath:	1
Floor:	138 m <sup>2</sup>
Plot Size:	2034 m <sup>2</sup>



## IN BRIEF

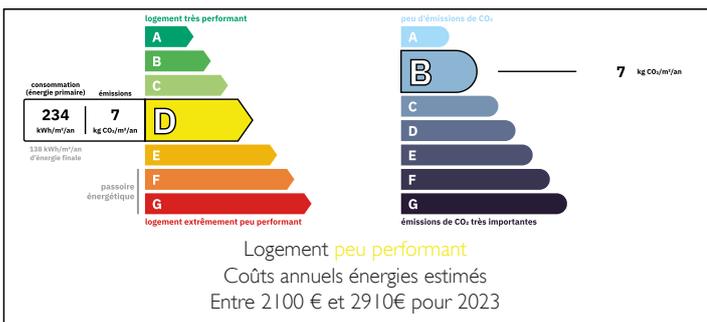
Renovated 2-Bedroom Village House for Sale in the Southern Gers on the borders of the Hautes Pyrenees. Dating from circa 1870, this charming village house is ideally located just 10 minutes from Trie-sur-Baïse and Miélan. The property has been well renovated and offers comfortable year-round living, making it ideal as a main residence, holiday home or rental investment in France.

The house benefits from a recent roof, double glazing, and a reversible air/air heat pump, combining period character with modern comfort.

Outside, the property enjoys a large mature garden, two barns and views towards the Pyrenees.

CONTACT ME FOR A VIEWING

## 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

Entry Hall - 15,3m2 door to garage and staircase  
Sitting Room - 24,5m2 double aspect, woodburner  
Dining Room - 18,95m2 double aspect, arch to kitchen, insert fireplace  
Kitchen - 12,27m2 - Provençe style, fully fitted and equipped, granite worktops, glazed door to garden

### FIRST FLOOR

Upstairs landing - 15,3m2 - window  
Bedroom 1 - 23,4m2 light and bright with double aspect  
Bedroom 2 - 23,95m2 spacious with double aspect, direct access to adjoining bathroom and WC.  
Bathroom - 11,75m2 bath with integrated shower  
WC - 1,48m2

### EXTERIOR

GARAGE - 39M2 - direct access to the house  
STORAGE ROOM WITH WC - 16m2  
BARN - 26,5m2  
MEZZANINE - 31 m2  
TERRACE - 17m2  
Mature garden with trees and shrubs

### TECH SPECS

Air/Air reversible heat pump central heating - Daikin  
Automatic gates, automatic garage door  
Side gate  
Automatic programmable shutters  
Screened windows - manual  
Double Glazing  
Conforming septic Tank / needs longer ventilation pipe  
Godin wood burner  
Fireplace with insert

### THE REGION

The local region is rich in cultural and sporting activities, ranging from cycling, skiing, hiking and kayaking to film, music and art festivals including the famous jazz in Marciac festival.

## LOCAL TAXES

Taxe foncière: **530 EUR**

Taxe habitation: **EUR**

## NOTES