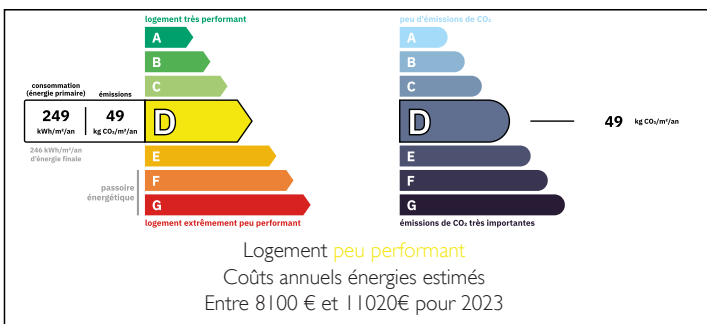


SPACIOUS COUNTRY HOUSE / 3BEDS-3BTHS/ HUGE 1BD APT/OUTBUILDINGS / MOUNTAIN VIEWS / GARDEN/WOODS/TRIE-SUR-BAISE



ENERGY - DPE



INFORMATION

Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	4
Bath:	4
Floor:	307 m2
Plot Size:	41228 m2

IN BRIEF

This well-renovated spacious farmhouse near Trie-sur-Baïse, is set in a peaceful rural location on the edge of a charming village. A character property comprising a traditional L-shaped house and barns surrounded by mature landscaped gardens, woodland, and stunning Pyrenean mountain views. The interior offers high ceilings and elegant, generous proportions throughout; a large fitted kitchen with granite worktops and utility room, a dining room, sitting room and study. Upstairs, the impressive master suite includes a bedroom, dressing room and bathroom. There are two further large bedrooms and bathrooms. A massive first-floor 1 bed/bath apartment with private entrance provides guest accommodation or rental potential, featuring an huge open-plan kitchen, dining and living area, solarium, and balcony. Outbuildings include a stone barn/garage, covered terrace, 2nd stone barn, workshops and a 3rd small stone/timber frame barn with wood store.

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.



NOTES

DESCRIPTION

ROOM DETAILS AND MEASUREMENTS

GROUND FLOOR

Kitchen - 21,75m² - tiled floor, fitted cupboards, granite worktops, radiator, 2 windows, gas/electric cooking range, dishwasher, door to garden, double door to worksop.

Laundry/Utility Room - 6,95m² tiled floor, gas boiler, water tank, shelves, washing machine, window

Workshop - 33m² - galet stone walls, cement floor, double doors from kitchen, door to further outbuildings, 2 windows, electricity

Dining Room - 29,81m² - tiled floor, door from kitchen, door to both hallways, inglenook fireplace with woodburner, window, radiator

Living Room - 26,28,2 - tiled floor, chimney with insert, window, radiator

Study - 10m² - tiled floor, radiator, window.

Front Hall, Main - 12,26m² - Original front door, traditional wood staircase with chairlift, tiled floor, radiator, cupboard under stairs.

WC - 1,65m² tiled floor and walls, toilet, basin.

Front Hall 2 - 11m² - Front door, traditional wood staircase, tiled floor, cupboard under stairs

Upstairs Landing - Main - wood floor, window, radiator, stairs to attic

Master Suite:

Bedroom - 26,38m² wood floor, 2 windows, radiator, built-in glass fronted cabinet.

Dressing Room - 10m² sloping ceiling under the eaves, radiator, window, carpeted floor

Bathroom - 11m² sloping ceiling under the eaves, tile and carpeted floor, bath, tiled shower, basin and toilet, radiator, window, skylight

Bedroom 2 - 30m² - Wood floor, 1 window, door to each hallway, door to ensuite shower room, 3 original built-in cupboards,

En suite shower room - 12m² - sloping ceiling under the eaves, window, tiled shower, toilet, basin, built-in storage cupboards

Bedroom 3 - 16,89m² -...