

Imposing property with beautiful views. Ideal holiday business or simply a stunning home in a quiet village.



INFORMATION

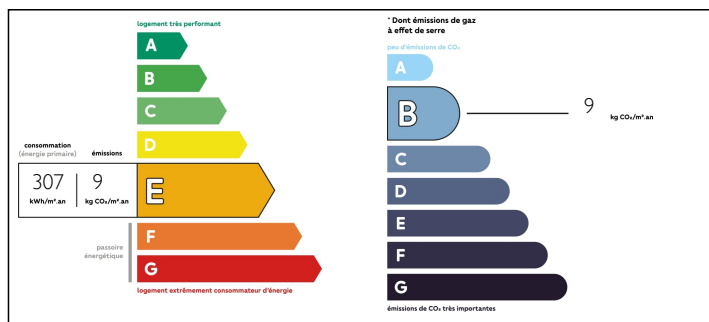
Town:	Saint-Laurent-de-Neste
Department:	Hautes-Pyrénées
Bed:	9
Bath:	6
Floor:	500 m2
Plot Size:	1519 m2



IN BRIEF

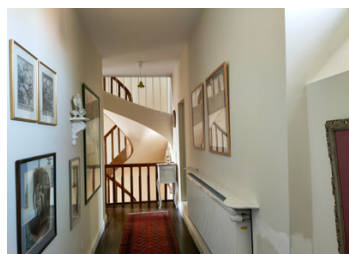
This grand 5-bedroomed house (approximately 350m2) has been sympathetically renovated to retain its character. It has been designed to make the most of the fabulous views and tranquil surroundings. The swimming pool, terraces and garden lend themselves to an idyllic lifestyle. Accessed via original iron gates which lead to the gravelled courtyard, the façade of this house oozes luxury and comfort and invites you in for a closer look.

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

A delightful 350m2 (approximate) renovated five-bedroomed character house with terraces, pool, garden and wonderful countryside views.

MAIN HOUSE

The black and white checkered floor tiles which run throughout the ground floor perfectly complement the property and bring elegance and sophistication to each of the rooms.

Upon entering the impressive front door, the first design feature to catch the eye is the beautifully crafted wooden staircase. It's sinuous and sweeping lines make a stunning focal point in the entrance hallway.

Towards the back of the hallway is a convenient WC with wash-hand-basin.

To the left of the hallway, through double glass doors, is the drawing/reading/television room (approximately 20m2). Great attention to detail has been given to its rejuvenation. It features a beautiful, coved ceiling. A marble sill has been added to the wide window ledge; in fact, throughout the house, all window ledges have been given this treatment. A beautiful fireplace completes the cosy feel.

To the right of the entrance hall, again through double glass doors, is a beautiful open plan lounge and dining area (approximately 60m2). This room has been remodelled to accommodate modern living whilst retaining the character and grandeur of the house. Light floods in from the three large windows and French doors, creating a wonderful ambience. The beautiful carved fireplace in the lounge area provides an excellent focal point.

Just off the dining area is the kitchen (approximately 14m2) which, again, is flooded with light from the two windows overlooking the garden area. Space-saving shelving...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: 1000 EUR

NOTES