

## VILLA, 1900 IN DOMINANT POSITION-MOUNTAIN VIEWS / 275m / 6 BEDROOMS-3 BATHROOMS / POOL / GARAGE / AUREILHAN



### INFORMATION

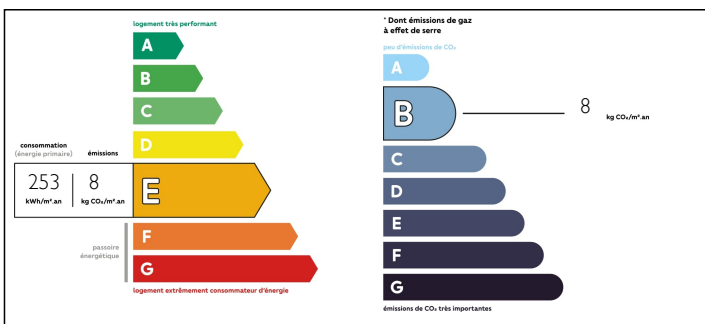
Town:	Aureilhan
Department:	Hautes-Pyrénées
Bed:	6
Bath:	3
Floor:	275 m2
Plot Size:	4629 m2



### IN BRIEF

Contact me for more photos! This is an elegant, spacious, end of the Belle Epoque villa with original features. It boasts high ceilings, beautiful wood floors, marble fireplaces, a generous south facing balcony running the length of the house, a lovely garden with beautiful mountain views and a swimming pool. The house has fibre internet, an aerothermal heating system running central heating radiators, and was last updated in 2003-5. There are 6 bedrooms, 3 bathrooms, 2 reception rooms, a large solarium, a fitted kitchen, dining room, on 4 floors including a finished basement which originally housed a small chapel. Sitting on a hill above Tarbes looking south, this will make a fabulous family or holiday home. Commerce and services are a few minutes away. This is a fabulous opportunity to acquire a lot of house for a very reasonable price. Contact me to arrange a visit!

### 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 foncière: 2755 EUR

## NOTES

## DESCRIPTION

Please note that all room measurements are approximate.

### GROUND FLOOR

Spacious entry hall with tiled floor, a study/bureau to the right and a huge living room with wood floor and a marble fireplace leading to the solarium with a wall of south facing windows on the left. The entry hall leads on to the staircase, a WC, the dining room and the kitchen. There is a door from the dining room onto a large terrace overlooking the swimming pool. The kitchen is fitted with granite worktops, fitted dishwasher, and plumbing for a washing machine. Behind the staircase, is the door to the basement with storage areas and a room with small stained glass windows, which was originally a chapel.

ENTRY HALL - 13M2

LIVING ROOM - 46m2

SOLARIUM - 20M2

KITCHEN/DINING ROOM - 30M2

OFFICE/STUDY - 13M2

### FIRST FLOOR

On the first floor there is a spacious landing leading to the master suite, two further bedrooms, a shower room and separate WC. The master suite bedroom has French doors onto the balcony overlooking the garden with views to the mountains. Completing the suite is a dressing room with fitted wardrobes and a bathroom with double basins, a walk in shower and a bath. The second bedroom has a double exposition and also has French doors onto the balcony. The third bedroom has double exposition and a fitted wardrobe. The shower room has a shower, basin, heated towel rail, fitted storage and a large window.

MASTER SUITE BEDROOM - 24M2

DRESSING ROOM - ...