

4 bedroom detached house at the end of a country lane in peaceful surroundings with views of the Pyrenees.



## INFORMATION

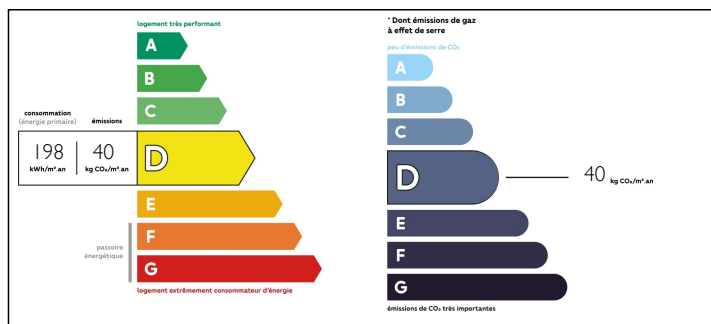
Town:	Lubret-Saint-Luc
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	214 m2
Plot Size:	4800 m2

## IN BRIEF

Just 10 mins from the lovely market town of Trie sur Base you will find this attractive detached house with outbuildings and an above-ground swimming pool. 4 double bedrooms with countryside views.

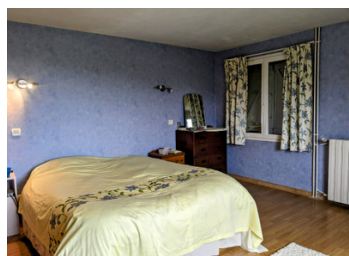


## ENERGY - DPE



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

You will find this detached house at the end of a country lane surrounded by lovely countryside and mountain views.

The house is double glazed, central heated (oil fired), insulated, hot water heated by solar panels and has fibre optic internet.

On the ground floor you have a bedroom with patio doors leading to the garden.

Kitchen

Dining room, French doors to garden,

Living room French doors lead you to the summer terrace with views of the countryside.

From the workshop with door to garden

3 further bedrooms upstairs double bedrooms (2 with French doors to the balcony);

Upstairs you will also find the mezzanine.

## LOCAL TAXES

**Taxe foncière: 553 EUR**

The outbuildings include the original old cottage dwelling which now serves as the pump room, with attic above; carport; barn with hangar.

The swimming pool is above ground, steel frame.

A gated entry leads to the courtyard and garden which has many mature trees, flower beds, vegetable plot and orchard with fruit trees.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES