

Super 4 bedroom gascon farmhouse with views onto local river, set within private grounds close to Trie Sur Baise.

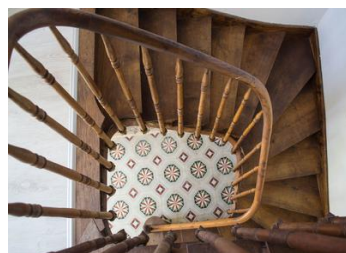


INFORMATION

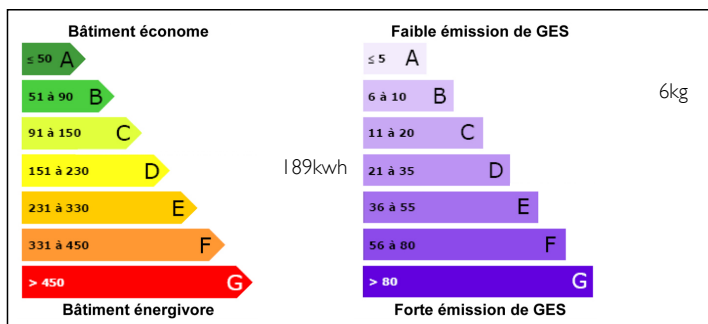
Town:	TRIE SUR BAISE
Department:	Hautes Pyrenees
Bed:	4
Bath:	2
Floor:	201 m2
Plot Size:	2331 m2

IN BRIEF

4 bedroom Farmhouse set in a hamlet, with garage and floored attic with balcony, ideal for conversion. Within easy access to schools shops and restaurants.



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 Lounge 24m² with original fireplace and patio doors into the courtyard. An archway leads onto dining room 25m² with fireplace and window giving views onto the courtyard garden and river. Spacious hallway with traditional staircase to first floor. Double aspect fitted kitchen 25m² with patio doors leading onto the terrace Large utility room 25m², W.C 5m² with toilet sink, Bathroom with white double sink bidet and bath.

First floor Bedroom 1 - 26m² with wooden flooring Bedroom 2 - 25m² wooden flooring and fireplace. Bedroom 3 - 16m² with window and wooden flooring Bedroom 4 with window and fireplace. A floored attic 100m² ideal for renovation with balcony (19m²) super sitting area to relax and admire the view. outbuildings Garage workshop 29m² with electricity private garden with both mature and young fruit trees leading onto the river..

Within short distance to the following market towns
10 mins Trie Sur Baise for shopping bar restaurants
15 mins Mielan 20 mins Marciac, International Jazz festival Airports Lourdes 40 mins, Toulouse 1h45 ski resorts 1hr Spain - 1h30 Biarritz and St Jean de Luz - 2hr

NOTES