

Delightful, secluded country house, 5 beds, stables, meadows, barns, pool, garden, lovely views



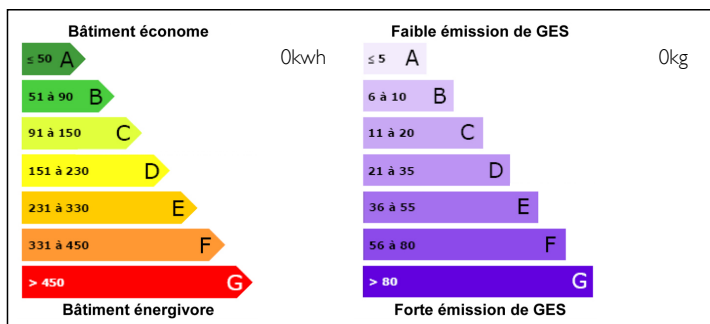
INFORMATION

Town:	Monléon-Magnoac
Department:	Hautes-Pyrénées
Bed:	5
Bath:	3
Floor:	241 m2
Plot Size:	26145 m2

IN BRIEF

UNDER OFFER - Situated close to the sought after village of Monléon Magnoac, the property is within easy reach of local towns Boulogne-sur-Gesse, (13km) and Lannemezan, (20km). This charming house is full of character and set in beautiful countryside. It has its own stable block (4 stables) and land for horses as well as the swimming pool, barn, terraces and covered veranda for outdoor dining and bbqs. Inside, the house has been stylishly renovated and has a lovely, light spacious feel, traditional wood floors and staircase, as well as two woodburners. The barn has been recently re roofed and has potential for development/conversion.

ENERGY - DPE



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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

If you are looking for an idyllic, private setting with land and lovely views, this property is a must-see. Accessed via a private driveway, the house is surrounded by its own land and not overlooked. In front of the house is a large courtyard garden with seating areas and a spacious covered terrace perfect for dining outside. It is a large U- shaped property typical of the area, comprising the house, the covered terrace, a 100m2 barn containing garage, workshop and a games/bbq by the free form swimming pool. Opposite the house is a 2 stable plus tack room block in wood and there are 2 further stables built in breeze block beyond the courtyard.

The front door opens onto a lovely spacious entrance hallway. To the right is a lovely light room, currently a study/office with double aspect and French doors looking onto the courtyard garden. Further along the hallway is a utility room, pantry and a fabulous shower room - a wet room fitted out with high quality materials and a space where a sauna can be installed.

On the left is the main focus of the ground floor - a superb open plan kitchen/living/family room; the country style kitchen is well equipped with a traditional gas range cooker, and the dining area opens onto a living/family room with a wood-burning stove. There are French doors leading to the huge covered terrace and a door leading to the courtyard terrace at the front of...

LOCAL TAXES

Taxe foncière: 1067 EUR

NOTES