

Charming three bedroom renovated farmhouse with stunning Pyrenees views, minutes from Mielan



INFORMATION

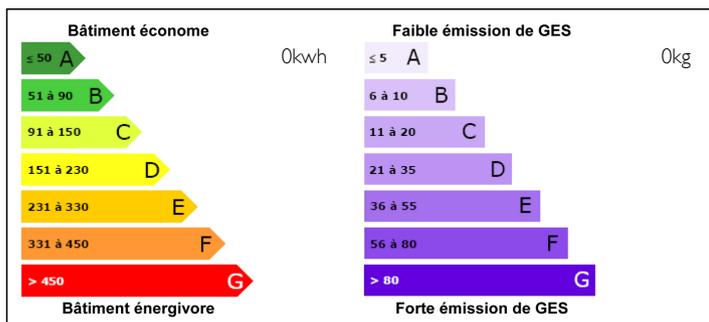
Town:	MIELAN
Department:	Gers
Bed:	3
Bath:	2
Floor:	136 m2
Plot Size:	7800 m2

IN BRIEF

Lovely rustic property, sitting within its own grounds. This restored farmhouse would be an ideal holiday home or permanent residence. Airports: Lourdes/Tarbes 40mins Pau 1hr Toulouse 1hr 30mins Biarritz 2hrs



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

This super south facing home is in an idyllic setting with no other properties overlooking, views of the rolling countryside and Pyrenees mountains.

This home has been renovated whilst maintaining many of the original features, the ground floor hosts exposed beams and tiled floor. The lounge 21m² has front facing window and wood burning stove set within a fireplace. The bright fitted kitchen 19m² with patio doors into the front facing terrace also has a window to the rear of the property. A toilet with shower 5m² leads onto a double aspect bedroom on the ground floor with views of uninterrupted landscape 22m².

Contact me on yjrussell@leggett.fr for further info.

A staircase rises from the hallway to a second double aspect master bedroom 21 m² with en suite bathroom wooden flooring and exposed beams. The third bedroom 16m² is accessed from a staircase in the kitchen with a front facing window and velux window above.

Outside is a covered terrace, approx 30m² ideal for lazy summer lunches and for relaxing at the end of a day. A barn 50m² ideal for storage or further development.

The farmhouse is on the edge of small village only 5 minutes from the popular market town Mielan with secondary school bistro shops bars and restaurants. TGV train station in Tarbes is only 45mins away. Further market towns Mirande 21mins and Trie Sur Baise 15mins.

NOTES