

Lovely authentic 4 bed stone property with outbuildings, swimming pool in an exceptional setting



INFORMATION

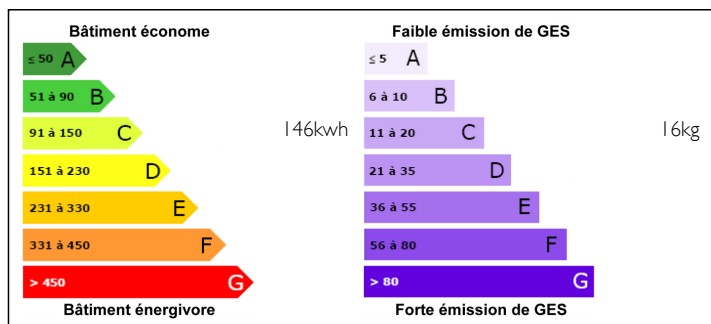
Town:	Mazouau
Department:	Hautes-Pyrénées
Bed:	4
Bath:	3
Floor:	245 m2
Plot Size:	4260 m2

IN BRIEF

18 th century 4 bed stone detached property, restored to the higher standard, while preserving some original features. On the outskirts of a dynamic town with a weekly sunday market. A large garden and swimming pool. Numerous outbuildings and huge potential.



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

Gorgeous 18th century stone manor house beautifully restored.

On the ground floor, the fully equipped kitchen 22 m2 has a genuine bread oven. Then, a bright lounge 36 m2 includes a wood burning stove. On the other side of the hall an office with a bar.

On the first floor, two spacious en suite bedrooms. On the second floor, two more large bedrooms, oak beams, a shower room.

Oil central heating and hot water, plus a separate boiler for summer usage. Double glazed throughout.

The abundance of outbuildings, approx. 500 m2 add to the incredible potential of this property : a cellar/laundry room, a workshop, area for wood storage...etc

A sheltered terrace, a barbecue, a swimming pool 12 x 6 and stunning views. Broadband, 4G, Sky TV.

15 minutes from Lannemezan with its shops and services.

In the foothills of the Pyrénées, in a quiet hamlet. 30 minutes to the nearest Ski resort, 40 minutes to Spain, 40 minutes to Tarbes international airport 1 hour and half from Biarritz.

LOCAL TAXES

Taxe foncière: 879 EUR

Taxe habitation: 611 EUR

NOTES

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