

Beautifully renovated 6 bedroom village house with 3-4 bedroom gite. Pool. Terrace view of the countryside

EXCLUSIVE



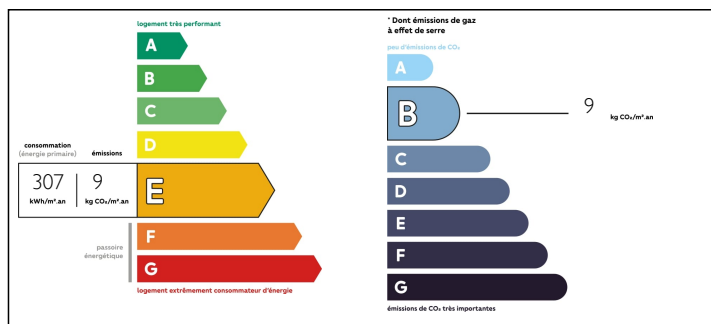
## INFORMATION

Town:	Saint-Laurent-de-Neste
Department:	Hautes-Pyrénées
Bed:	9
Bath:	6
Floor:	500 m2
Plot Size:	1519 m2

## IN BRIEF

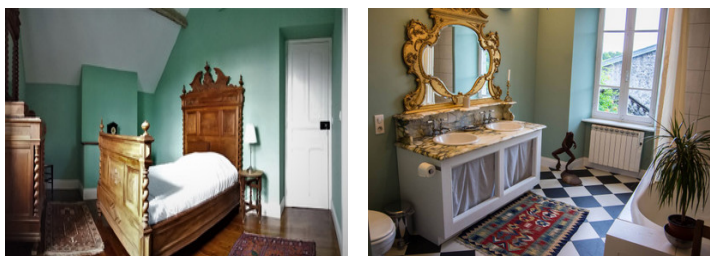
This wonderful property, which has kept lots of its charm and character, is situated in a quiet hamlet on the Santiago de Compostela pilgrim route, close to all amenities and to Saint-Bertrand-de-Comminges, just a short distance from ski resorts and mountain activities and a couple of minutes drive away from lac de St Laurent de Neste. Renovated to a very good standard, this charming, detached house with a swimming pool and a ready-made holiday cottage in its grounds gives you the opportunity of a good rental income all year round, if you wish, or simply another house for friends and family. Gas central heating throughout the main house.

## 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

A delightful 350 sqm (approximate) renovated 5 bedroom character house with terraces, pool, garden and wonderful countryside views.

### MAIN HOUSE

- Entrance hall with wonderful sweeping wooden staircase leading to the two floors. The beautiful black and white floor tiles flow through the downstairs

From the hallway you can also relax in the the drawing /reading /television room which is around 20 m square.

On the ground floor you will find the spacious open-plan light living room dining room which is a round 60 m square double doors leading into the hallway where you will find the sweeping staircase taking you to the first floor.

In the hallway you also have the downstairs toilet and sink.

From the dining room you have access to the kitchen measuring around 14 m<sup>2</sup> with door leading to utility room another door leads you out to the wonderful outdoor covered eating area which measures around 35 m square.

From the indoor eating area patio doors lead you out onto the lovely garden, where steps lead you down to the pool and terrace area.

## LOCAL TAXES

**Taxe foncière: 1200 EUR**

**Taxe habitation: 1000 EUR**

## NOTES

Taking the magnificent stairs from the hallway, up on the top floor, you have a wooden floor thought and from the hallway you have access to:

2 double bedrooms each with their own en-suite.  
Bedroom 5 en-suite shower light spacious 20 m square.

Bedroom 4 light spacious 20 m square en-suite bathroom.

First floor 3 further bedrooms.

Bedroom 4 around 20 m<sup>2</sup> double aspect windows

Bedroom 3 around 22 m<sup>2</sup> two windows with views...