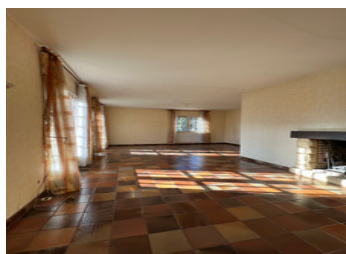


Spacious traditional family detached house 161 m2 hab approx. with 5 bedrooms and garage, on land of 1413 m2



INFORMATION

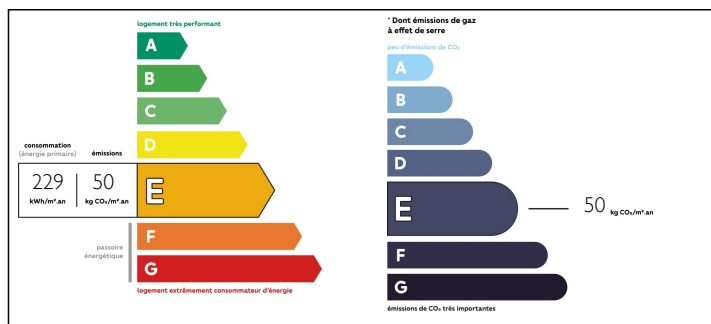
Town:	Lannemezan
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	161 m2
Plot Size:	1413 m2



IN BRIEF

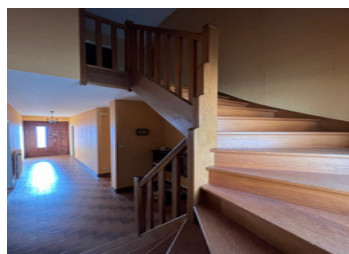
Hautes Pyrénées (65), Lannemezan, 30 minutes from the ski resorts, 1 hour from Toulouse, 5 minutes from the town centre. Beautiful traditional 5-bedroom house with garage, dating from the 80s in good condition with a living area of about 161 m2 on a plot of 1413 m2. On the ground floor : entrance/hallway with cupboards, fitted kitchen, living/dining/living room on south terrace, open fireplace, 1 bedroom + 1 office + shower room, separate toilet. Upstairs : landing/ corridor leading to 3 large bedrooms with large cupboards, exposed beams, shower room, Separate toilet. 1 room to finish converting into another bedroom or games room with access to the attic located above the garage of about 25 m2. 800 m2 garden area on the fenced plot of 1413 m2 Mains gas central heating This house is waiting for you to bring it up to date.

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

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800 m2 garden area on the fenced plot of 1413 m2
Mains gas central heating

This house is waiting for you to bring it up to date.

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

LOCAL TAXES

Taxe foncière: 1955 EUR

NOTES