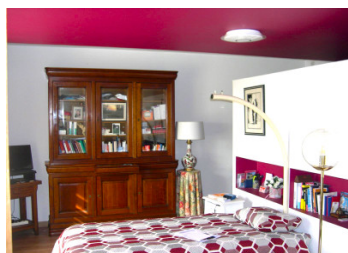
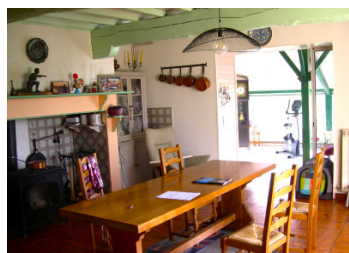


PROPERTY IN VERY GOOD CONDITION on 4 ha 77 NEAR VIC EN BIGORRE



## INFORMATION

Town:	Ségalas
Department:	Hautes-Pyrénées
Bed:	4
Bath:	1
Floor:	250 m <sup>2</sup>
Plot Size:	47650 m <sup>2</sup>



## IN BRIEF

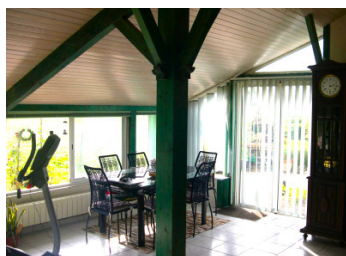
Very nice property on 4 ha 77, quiet at the end of the road, with magnificent view on the Pyrenees. Entrance hall, fitted kitchen, living room of 40 m<sup>2</sup>, bedroom, bathroom, wc, boiler/laundry room; 1st floor: landing, 3 bedrooms, wc. Many outbuildings: garages, workshop, horse boxes. Detached house of 55 m<sup>2</sup> to convert. Flat land in meadows bordered by a stream. Double glazing, oil central heating (DPE in progress), gate and electric shutters. A beautiful business to seize, ideal for horse breeding!

## 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

Maubourguet 10mins

Madiran 20mins

Marciac 25mins (Jazz Festival in the summer)

Pau 55mins

Tarbes-Lourdes Airport 30mins

Toulouse Airport 1h50mins

Atlantic Coast (Capbreton/Biarritz) 1h50mins

San Sebastian Spain 2h15mins

SKI Cauterets 1h10mins

-----

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

## NOTES