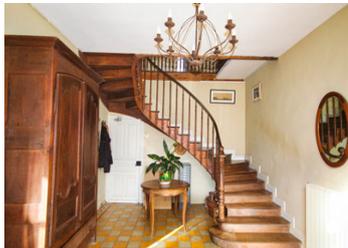


FANTASTIC MAISON DE MAÎTRE + 325 m CONVERTED BARN + 6500 m GARDEN + GREAT BUSINESS OPPORTUNITY



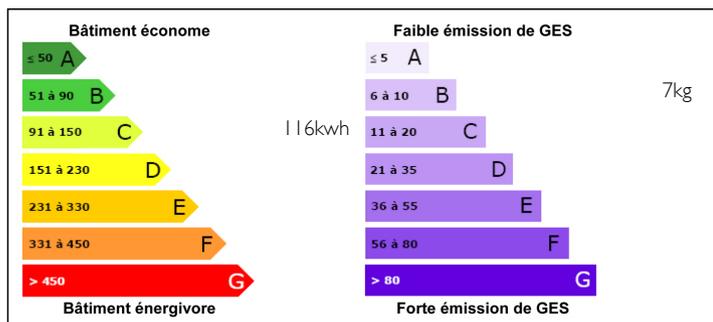
INFORMATION

Town:	Madiran
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	300 m ²
Plot Size:	6500 m ²

IN BRIEF

Located in the South West of France, just a few minutes from Madiran, you will find this peaceful property composed of a 19th century maison de maître (300m²) as well as fully renovated barn (325m²) with a large open space and two studios upstairs, and a sizable garden (6500m²) facing southwest onto the fantastic views of the Pyrenees Mountains.

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

Upon entering through the large 19th century gates, you will find yourself enchanted by the greenery and the beautifully maintained garden all around. Surrounded by mountain views and vast lands of Madiran vineyards and their châteaux, yet very close to local commerces and many organic farms.

The ground floor of the main house (300m²) features a living room, dining room, bathroom with WC, fully equipped kitchen and a large space behind the kitchen serving as a great pantry room.

The first floor contains 4 bedrooms and a large bathroom with shower and bath, all connected by a lovely lounge area. Ascending to the attic, you will find a large space that, with renovations, could be transformed into an additional living area.

Going out through the back door of the house, you will reach a covered extension of the house with the atelier/ storage room and a terrace.

The barn has been completely restored, preserving some of the original elements (beams and doors). The entire space makes up to 325 m², with two studios with their own bathrooms and kitchenettes. Downstairs, on the ground floor, there is a space that could be used for many different purposes: atelier, art gallery, conference room, gym, reception room, etc. It is perfectly fitted to accommodate many business ideas, as it has disabled access, toilets, and technical area. On the left side of the building, there is a two-places garage.

There is a possibility to rent out the space...

LOCAL TAXES

Taxe foncière: **800 EUR**

NOTES