

## 4 bedroom farmhouse with 2 bedroom gite and swimming pool close to Trie sur Baïse in SW France



## INFORMATION

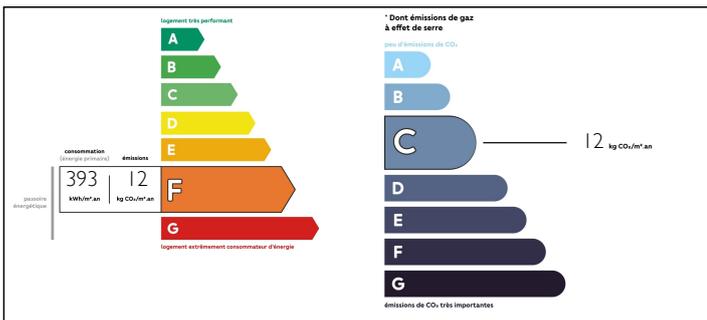
Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	6
Bath:	5
Floor:	250 m <sup>2</sup>
Plot Size:	2444 m <sup>2</sup>



## IN BRIEF

This beautiful farmhouse has been lovingly restored to its current glory with 4 bedrooms. Also a two bedroom gite and pool area with simply stunning views of the Pyrenees. Set in a peaceful rural location yet just a 5 minute drive from the pretty village of Trie sur Baïse with all of it's amenities.

## 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

On the right of the house is a spacious double aspect lounge 21.5m<sup>2</sup> with wood burning stove and exposed beams. Via a hallway you enter a spacious dining room/sitting area 38.8m<sup>2</sup> with a large wooden fireplace and traditional tile work, housing a wood burning stove. There are views into the garden and courtyard. A kitchen with built-in oven, hob and cooker hood is approached via an archway again with windows facing into both the front and rear gardens. This leads onto a utility area 4.45m<sup>2</sup> with large pantry and a bathroom 6.3m<sup>2</sup> comprising bath with built in shower, toilet bidet and hand basin, the utility area has further storage space for washing machine fridge freezer and other white goods. A doorway leads into the covered terrace area 36.8m<sup>2</sup> with built in pizza oven and courtyard.

From the front entrance of the farmhouse there is a large hallway 10.51m<sup>2</sup> with a wooden stairway leading to the first floor with traditional colombage walls. There are four double bedrooms on this floor with a bathroom. Bedroom 1 - 16.7m<sup>2</sup> With built in wardrobes and stunning views of the grounds and Pyrenees. Bedroom 2 - 10.9m<sup>2</sup> With en-suite, shower, shower rail, WC and sink. A bathroom 6.6m<sup>2</sup> With white suite - bath built-in shower toilet and shower rail. (accessible for Bedroom 1 and 3). Bedroom 3 - 21.24m<sup>2</sup> Large enough to fit three beds. Bedroom 4 - 32.6m<sup>2</sup> Master suite with exposed beams and en suite shower room.

There...

## LOCAL TAXES

Taxe foncière: 1090 EUR

## NOTES