

CONTRACT SIGNED - BEAUTIFULLY RENOVATED + 350 M2 MAISON DE MAÎTRE + OUTBUILDINGS+ 1800 M2 OF GARDEN



## INFORMATION

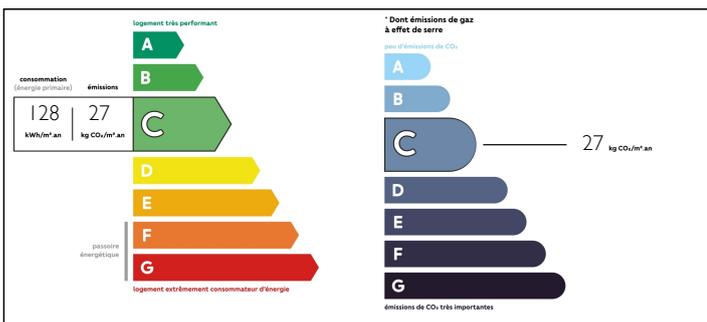
Town:	Tarbes
Department:	Hautes-Pyrénées
Bed:	7
Bath:	4
Floor:	350 m2
Plot Size:	1834 m2



## IN BRIEF

Welcome to your dream home! This stunning 350m<sup>2</sup> residential oasis offers a perfect blend of space, comfort, and potential. Nestled on a spacious 1834m<sup>2</sup> plot, this beautifully renovated and redecorated house boasts a total of 8 bedrooms, making it an ideal haven for a growing family or an astute investor.

## 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

As you step inside, you'll be greeted by a spacious, fully equipped kitchen with a dining room. Continuing to the left, you will find a warm and inviting living room adorned with an open fireplace, creating a cosy ambiance perfect for chilly evenings. The south-facing living room offers enchanting views of the lush garden, seamlessly connecting the indoors with the outdoors.

The well-designed layout includes a lounge, a fully equipped kitchen, a dining room for memorable family gatherings, eight generously sized bedrooms, and four bathrooms, ensuring ample space for everyone. Additionally, there are three toilets strategically placed for convenience. The utility room adds practicality to daily living, while the attic provides extra storage space or potential for expansion.

Step outside onto the terrace on the ground floor, where you can bask in the sunlight or entertain guests while enjoying the picturesque surroundings. Upstairs, a balcony offers a perfect spot to unwind and appreciate the views of the Pyrenees mountains.

For those with an entrepreneurial spirit, this property presents a fantastic business opportunity. Consider turning it into a thriving bed & breakfast, taking advantage of the ample space and numerous rooms. Alternatively, tap into the rental market by accommodating students from a nearby university, capitalizing on the strategic location.

The property also features a double garage, ensuring secure parking for your vehicles and additional storage space. The garden offers enough space if you ever considered adding a swimming pool to that property.

With a prime location, tasteful renovations,...

## LOCAL TAXES

**Taxe foncière: 4205 EUR**

## NOTES