LEGGETT
IMMOBILIER INTERNATIONAL

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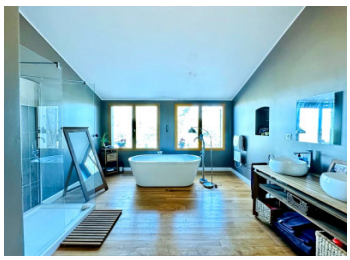
Ref: A26148JSN64 Price: 299 000 EUR

agency fees to be paid by the seller

Traditional 5 bedroom property with views to the Pyrenees. Peaceful location.















INFORMATION

Town:	Montaner
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	22071 m2

IN BRIEF

This large traditional property has rooms of good proportions, and the added bonus of having bedrooms and bathrooms on the ground floor for persons with limited mobility. Some renovations have been completed including an impressive first floor living area that opens to a terrace; ideal for soaking up the views.

Ideal for a large/multigenerational family or a spacious holiday home.

There is room for refreshment in order to put your own stamp on this wonderful house.

This house is in a great location to gain easy access to

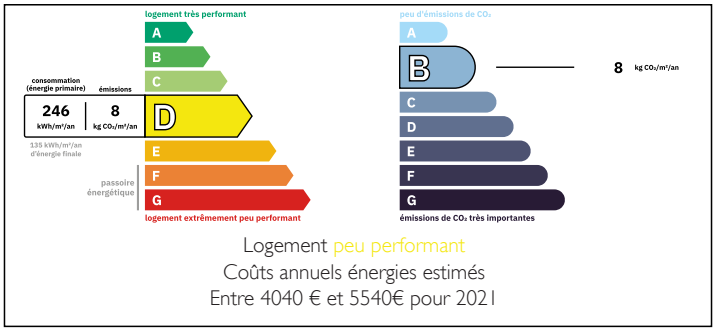
Tarbes-Lourdes Airport which is 25 minutes

The city of Pau just 45 minutes

Ski slopes are 1.5 hours drive

And you can be in Spain in 2 hours.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 4040 € et 5540€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**746 EUR**

NOTES

DESCRIPTION

This property comprises of:

Ground floor
A large entrance of 19m2, with tiled flooring.
Kitchen 14m2, with fitted base units, tiled floor and built in gas hob.
Utility room 8m2, with plumbing for washing machine, tiled floor and double door to the garden.
Lounge dining room 64m2, this rooms is open but has the stairs between the lounge and dining area. Wooden floor and lots of doors and widows to access the garden and enjoy the views. There is a wood stove that serves the living room.

There are 4 of the 5 bedrooms on the ground floor.
Bedroom 1 - 11.5m2 large window and built in storage
Bedroom 2 - 11.5m2 large window and built in storage
Bedroom 3 - 15m2 with double door and to the terrace
Bedroom 4 - 9.5m2 with tiled floor and a window.

To finish off the ground floor there is a shower room and separate toilet, and a bathroom, with an bath and a shower.

On the first floor
As you go up the stairs it opens on to a large mezzanine bedroom 36m2 with wood floors and double aspect, and views of the mountains.
There is a second living room 29m2, with tri-fold doors to a terrace 9m2 and views to the country side .
A large bathroom 12m2 with a stand alone bath, a double sized shower, 2 sinks and 2 large double windows. The toilet is separate.

Exterior
A garage 15.5m2
Wood store 25m2
The garden is mainly grass with mature trees.
Double iron gates at...