LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A28129JSN65 Price: 420 000 EUR

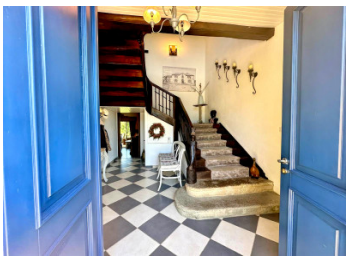
agency fees to be paid by the seller

Beautiful Maison de Maitre with swimming pool, covered terrace, garage and views of the countryside







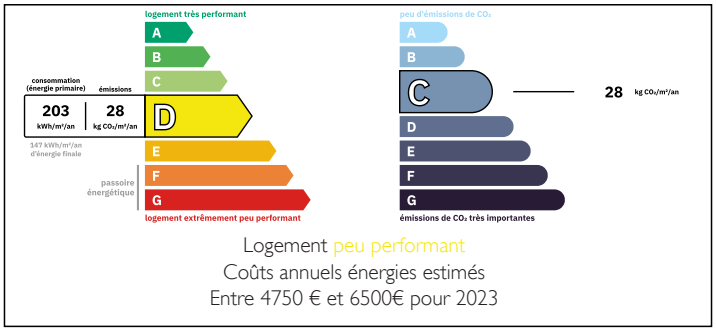








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4750 € et 6500€ pour 2023

INFORMATION

Town:	Madiran
Department:	Hautes-Pyrénées
Bed:	5
Bath:	3
Floor:	310 m2
Plot Size:	2728 m2

IN BRIEF

One glimpse through the original wrought-iron gates is enough to fall in love with this elegant 18th-century Maison de Maître in Southwest France. Originally acquired as a second home, this exceptional character property quickly became a permanent residence for the current owners, who have lovingly restored and modernised it, inside and out.

The result is a beautifully presented, turnkey French country house, combining historic charm with modern comfort. Grand proportions, high ceilings and abundant natural light enhance the refined and tasteful décor throughout. Low-maintenance landscaped gardens to the front and rear provide tranquil outdoor spaces, ideal for entertaining or simply enjoying the peaceful surroundings.

Set amid BIO/organic vineyards, the property enjoys an authentic rural setting while remaining close to amenities. The charming village of Madiran, renowned internationally for its wines, is just minutes

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: **850 EUR**

NOTES

DESCRIPTION

The market towns of Maubourguet, Plaisance and MARCIAC (famous for its jazz festival) are within 15 to 30 minutes and offer shops, restaurants, schools and services.

EXCELLENT TRANSPORT links make this an ideal permanent residence, holiday home or relocation property in France.

- Tarbes–Lourdes Airport: 45 minutes
- Pau–Pyrénées Airport: 50 minutes
- Toulouse and Bordeaux International Airports: approx. 2 hours

Perfectly positioned, the house allows for an enviable lifestyle: skiing in the Pyrenees in the morning or enjoying tapas in Spain by lunchtime, all within a two-hour drive.

A rare opportunity to acquire a prestigious Maison de Maître in the heart of Southwest France, offering charm, comfort and international accessibility in equal measure.

The house briefly comprises of:
GROUND FLOOR
ENTRANCE HALL 18m2 Here you will find the beautiful black oak staircase. To the right is a BEDROOM 25.5m2 double aspect with wood burner, tiled floors and beamed ceiling, which is currently being used as a study.
To the rear of the entrance hall is a WC 3.5M2 with sink and useful storage area, off to the left you will find a lovely LOUNGE 25.5m2 with tiled floor, beamed ceiling, following through to the KITCHEN 23.5m2 with a stable door to front garden, fitted base units an island tiled floor, and plumbing for washing machine and dishwasher.
To the rear of the house is THE GRAND LOUNGE/DINING ROOM 67m2 wooden floor, wood burner, patio doors to rear large covered terrace, door to the garage.

FIRST FLOOR