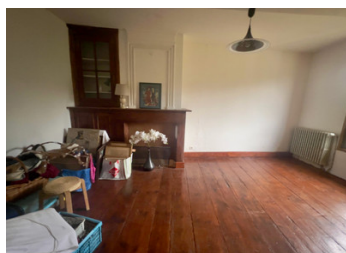
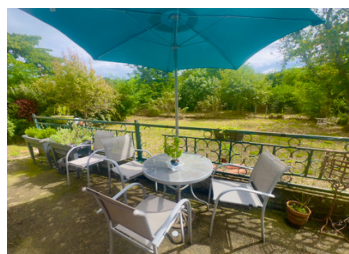


CHARACTER VILLAGE HOUSE / OUTBUILDINGS/ GARDEN ON THE RIVER / TO UPDATE / NR TRIE-SUR-BAISE

EXCLUSIVE



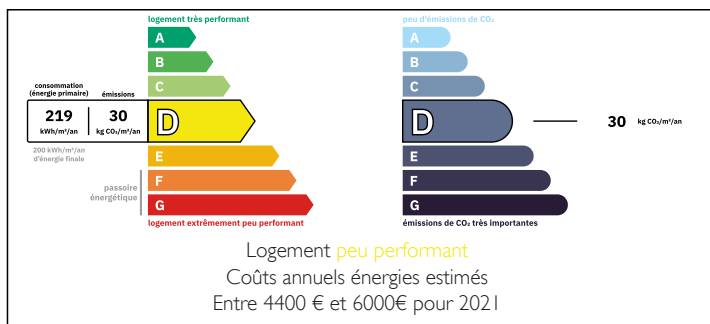
INFORMATION

Town:	Bonnefont
Department:	Hautes-Pyrénées
Bed:	6
Bath:	2
Floor:	263 m2
Plot Size:	1804 m2

IN BRIEF

This lovely old house in the centre of a village is wonderfully private and quiet, not overlooked and has the Baïse river at the bottom of the garden. It's very spacious, with about 263m2 comprising 5/6 bedrooms, 2 bathrooms, 2WCs, a large kitchen, 2/3 reception rooms and an office, a utility room and about 300m2 of outbuildings. The garden is a mass of climbing roses and hydrangeas, along with fruit trees (apples, pears, cherries, figs, peaches, persimmon). There is oil fired central heating, a wood burner in the stone inglenook fireplace in the salon, beautiful wood floors in all the bedrooms upstairs, a downstairs bedroom and shower room, a utility room and a terrace overlooking the garden off the kitchen. While perfectly habitable, it could do with a fair amount of updating - hence the price. ...

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.



LOCAL TAXES

Taxe foncière: 850 EUR

NOTES

DESCRIPTION

The original front double door from the cobblestone courtyard takes you into a wide front hall with the original oak staircase. On the left are pretty, double half-glazed period doors into the spacious, double aspect sitting room with a stone inglenook fireplace and a log burner. From here, there is a door through to a smaller room, perfect for an office/study. Then onto a large room with stone walls and a cupboard with the hot water tank.

To the right off the central entrance hall are an anteroom to the massive kitchen which has french doors out to the terrace, a utility room, a large bedroom with ensuite shower and a WC.

Up the oak staircase you find 4 very large bedrooms and a smaller 5th bedroom/office, all with original wood floors, a bathroom also with a wood floor which has a claw foot bath (needs refinishing) and vintage basin/taps, a separate small shower room and a separate WC.

There is a staircase to the attic which has full floor insulation.

OUTSIDE

Across the courtyard is an ensemble of barns/outbuildings totalling about 300m2. These comprise, 2 storage rooms right opposite the house, a large barn which serves as a garage, off of which is an area that was at one time a stable with a hayloft above and a large storeroom. On the other side of the storeroom is a large workshop downstairs and a huge space upstairs probably also used as...