

Renovated 5-Bed Home in Peaceful Hautes-Pyrénées Village – Paddock, Barns, Terrace & Easy Tarbes Commute



INFORMATION

Town:	Lacassagne
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	266 m ²
Plot Size:	4975 m ²



IN BRIEF

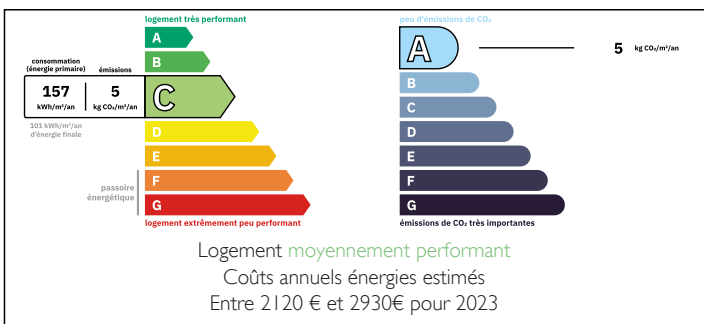
Set in a peaceful street village in the Hautes-Pyrénées, this renovated 5-bedroom home offers rural tranquillity with easy access to Tarbes.

Ideal for equestrian enthusiasts, it includes its own paddock, and the owners can also use neighbouring paddocks for free—a win-win arrangement that keeps the grass under control.

The vibrant village hosts regular events in the salle des fêtes, creating a welcoming community atmosphere.

Spread over three floors, the property features two bright attic bedrooms (one ensuite), two middle-floor bedrooms ready for ensuite bathrooms, and spacious ground-floor living areas, including a formal dining room opening onto a covered terrace.

ENERGY - DPE



The private, secure plot boasts a sun-trap back

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: **937 EUR**

NOTES

DESCRIPTION

OVERVIEW: Nestled in a quiet street village of the Hautes-Pyrénées, this charming 5-bedroom home offers a peaceful retreat with easy access to Tarbes and surrounding towns. Renovated in 2011, major works -including double glazing, a pump-chalour heating system, and a new fosse septique - provide a solid framework for the next owner. Combining rustic character with modern, energy-efficient comforts, this home is ideal for a family, multi-generational living, or a chambre d'hôtes.

EQUESTRIAN AND VILLAGE LIFE: Perfect for horse enthusiasts, the property includes its own paddock, and the current owners also use neighbouring paddocks for free - a win-win arrangement popular among local residents. The village hosts regular events in the salle des fêtes, creating a welcoming, sociable atmosphere, while the street-village layout ensures friendly neighbours without compromising privacy.

GROUND FLOOR (approx. 120 m²):

Main Entrance Hall (14 m²): Double wooden doors with half-glazed decorative ironwork panels, opening sections for easy cleaning and ventilation; 3D-effect monochrome tiles and original sweeping wooden staircase.

Lounge (25 m²): Tiled floor, marble fireplace, ceiling rose, candelabra.

Bedroom 1 (24 m²): Wood floors, natural light, marble fireplace.

Dining Room (28 m²): Large fireplace with decorative wood-burning stove, lime-washed exposed beams, original terracotta tiles; double doors open to covered terrace.

Second Hallway (12 m²): Original tiling.

Kitchen (28 m²): Wood-burning cooker, fitted units,