LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37633YJR65 Price: 278 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (260 000 EUR without fees)

Beautiful spacious 5 bedroom house, with large garden and stunning views close to Tournay

EXCLUSIVE







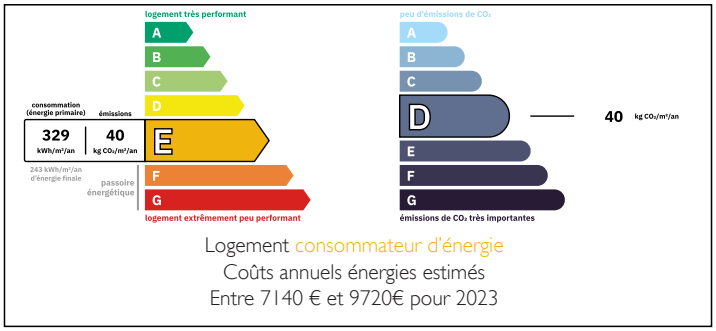








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7140 € et 9720€ pour 2023

INFORMATION

Town:	Tournay
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	4100 m2

IN BRIEF

Charming Country Home with Terrace and Two Garages

Built in 1981, this well-maintained home offers a superb country residence, perfect as a family home or holiday retreat.
The spacious terrace is ideal for relaxing or entertaining, connecting smoothly to the interior.
Two large garages provide ample space for vehicles or storage.
Inside, the bright living room is filled with natural light. The functional kitchen and pantry adjoins a cozy dining area.
Bedrooms are peaceful with good storage. The bathroom is well-kept and practical.
The generous gardens have mature trees and colourful plants, offering plenty of outdoor space.
Located in a quiet country setting yet close to amenities, schools, and transport, this home offers peace without sacrificing convenience.

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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DESCRIPTION

Charming Country Residence with Spacious Living Areas and Beautiful Gardens – Ideally Located Near Tournay

Nestled in a serene and picturesque setting, this superb property offers a perfect blend of traditional charm and modern comfort. Whether you are seeking a peaceful family home, a weekend retreat, or a base to explore the local culture, this house has it all.

Ground Floor
Step into an inviting open-plan kitchen and dining area, flooded with natural light thanks to three large patio doors that open directly onto a south-facing terrace. This outdoor space is perfectly positioned to enjoy sunny breakfasts or alfresco dinners, creating a seamless indoor-outdoor living experience. The kitchen is spacious and practical, ideal for family meals or entertaining guests.

Adjacent to the dining area, a cozy lounge awaits, featuring stunning exposed beams and a warm wood-burning stove that adds a charming focal point and a comforting ambiance during cooler months. The room is beautifully finished with tiled flooring, blending rustic character with ease of maintenance.

For convenience, a separate W.C. is located close by, which leads onto a family bathroom fitted with a bath, shower, and sink – ideal for busy households.

A utility room with ample space for white goods leads you further into the home, connecting to two generously sized bedrooms on the ground floor:

Bedroom 1 (Suite): A luxurious space featuring a sitting area, a dressing room, and two patio doors opening directly onto the garden. This bedroom is designed as a tranquil retreat, combining comfort and style.

Bedroom...

NOTES