LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38459GT65 Price: 222 000 EUR

agency fees to be paid by the seller

SPACIOUS HOUSE & GARDEN / GARAGE / OUTBUILDINGS / MOUNTAIN & VALLEY VIEWS + CALM + NR TRIE-SUR-BAISE







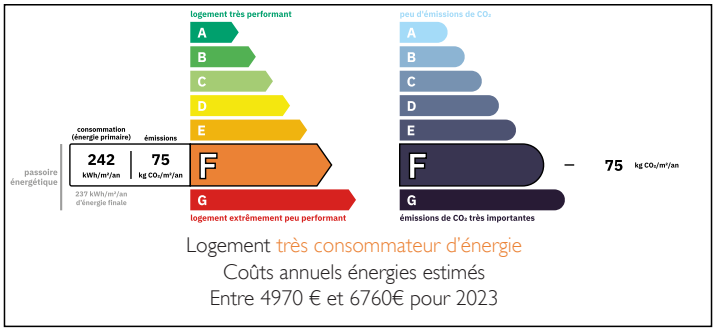








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4970 € et 6760€ pour 2023

INFORMATION

Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	7148 m2

IN BRIEF

Ideally located just 2 minutes from Trie-sur-Baïse, this traditional 1961-built property occupies an elevated, peaceful position with uninterrupted mountain and valley views. Set at the end of a quiet lane, with woodland walks on the doorstep, it offers space, privacy and exceptional potential at a very attractive price. The ground floor comprises a spacious, light-filled living room, generous kitchen, additional reception room/study, bedroom and bathroom. Upstairs are two more bedrooms, a shower room and a great open-plan loft-style space with exposed beams.

An integral garage and garden with plenty of space for a swimming pool add to the appeal. A remarkable 1,200m² brick-built hangar, together with the original 19th-century tile kiln and tower, create exciting possibilities for business and/or development.

A unique property, perfectly habitable but ready to update, combining countryside living, mountain views

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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NOTES

DESCRIPTION

This well-built, spacious home offers strong investment appeal. Constructed in a traditional style, it features oil-fired central heating, an integral garage, double-glazed windows, and radiators in every room. With updates—particularly to the ground-floor bathroom, kitchen and heating system—you can significantly improve the property's energy rating thereby increasing its value.

The layout and location make it highly versatile: ideal as a permanent residence, a lock-up-and-leave vacation home, or a hospitality /gite project.

The approximately 1200m2 brick hangar offers enormous potential for business/leisure projects and the ancient tile kiln and tower add a unique historical and artistic element to the ensemble

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Set in a quiet, elevated position with no immediate neighbors, the property enjoys wide open views across the valley to the Pyrenees. It is, however, only 2 minutes from Trie-sur-Baïse, a lively village with shops, restaurants, schools, healthcare, and all essential services. A rare combination of space, privacy, and potential—at a very attractive price.

ROOM MEASUREMENTS: Please note that all measurements are approximate.
Ground Floor:
Living Room - 23m2
Study/Office - 12,6m2
Bedroom - 16m2
Kitchen - 13,5m2
Bathroom - 5,5m2
WC - 1,7m2
Garage -22m2 (houses oil tank + boiler)

FIRST FLOOR:
Open plan space - 38m2
Bedroom 1 - 16m2
Bedroom 2 - 13,8m2
Shower Room - 4m2
Attic space - 5m2 (under the eaves)