LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40761GT65 Price: 450 000 EUR

agency fees to be paid by the seller

SUPERB CONTEMPORARY HOUSE / ATYPICAL / 5/6 BEDS / HUGE BALCONY / WRAP-AROUND TERRACE / MATURE GARDEN / TOURNAY















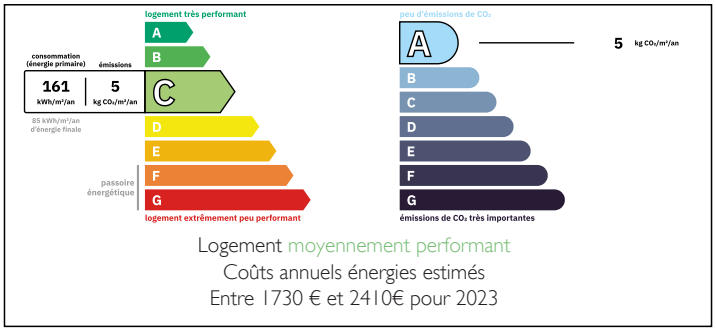
INFORMATION

Town:	Clarac
Department:	Hautes-Pyrénées
Bed:	7
Bath:	3
Floor:	239 m2
Plot Size:	12290 m2

IN BRIEF

This unique property offers 2 character and atypical houses. The first, a 1960s artisan-built house of 154m2; the second, a new-build of 85m2 in thermally treated Latvian pine. Both combine style, originality and comfort. Well maintained and full of character, these unusual residences offer versatility for multigenerational living, a holiday retreat, or home plus gite lifestyle. Close to commerce and services, motorway links and airports, there is easy access to Tarbes, Pau, Lourdes and the Pyrenees ski resorts. The first house offers an entry hall, 3/4 bedrooms and a shower room/WC. Up on the first floor is a generous living/dining room, direct access to a spacious balcony/deck, a kitchen, 2 further bedrooms and a shower room/WC. The 2nd house offers 1 bedroom and a study space upstairs. The ground floor has a bedroom, a shower room, an...

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1730 € et 2410€ pour 2023

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:	**751 EUR**

NOTES

DESCRIPTION

These 2 houses are totally independent of each other with a fence between the two providing plenty of privacy. Each property has its own gated entrance. They share a new conforming septic tank.

There is plenty of room to install a swimming pool or even one for each house. The gardens are largely laid to lawn, full of beautiful mature trees and shrubs and the Artisan house has a small pond. There are lovely views across the countryside and to the Pyrenees and the setting is very quiet and calm.

The garden is fenced with an entry gate for each house and a hard-standing area for parking at the 1960s house.

This is an exceptional opportunity to acquire 2 atypical, turnkey houses of style and character in a fabulous, peaceful setting but within easy reach of services, shops and amenities in the Hautes Pyrenees.

ARTISAN-BUILT 1960S HOUSE - Please note all measurements are approximate.
GROUND FLOOR
Entry Hall - 14,5m2 Tiled floor, large built in cupboard, marble staircase to 1st floor
Bed 1 or study/office 15,7m2 - Door to exterior, window, electric radiator
Bed 2 - 10,10m2 French doors to terrace, electric radiator
Bed 3 - 11,33m2 French doors to terrace, electric radiator
Bed 4 - 12,89m2 Window, electric radiator
Shower Room - 5,65m2 Walk-in shower, basin, heated towel rail, tiled floor, window
WC - 1,22m2

1ST FLOOR
Living/Dining Room - 26m2 2 sets of French doors to balcony, wood burner, radiator
Balcony - 18m2 section + 6m2 section Wood,...