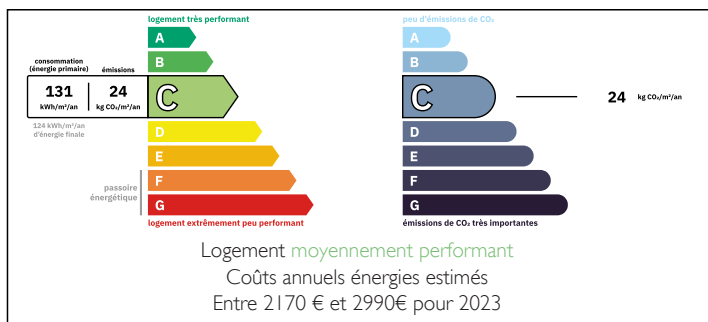


SPACIOUS RENOVATED VILLAGE HOUSE / 6 BDS / 3 BTHS/ LARGE MATURE GARDEN / GARAGE / BORDES

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bordes
Department:	Hautes-Pyrénées
Bed:	6
Bath:	3
Floor:	160 m2
Plot Size:	4328 m2

IN BRIEF

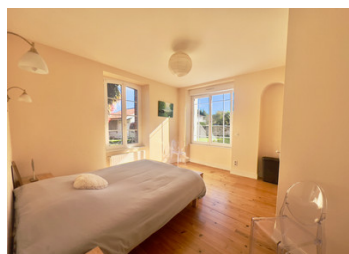
A charming and spacious family residence or vacation retreat, this elegant 1910 village property offers exceptional comfort and character in the foothills of the Pyrenees. The home features 5–6 bedrooms, 3 bathrooms, a generous living room with a wood-burning stove, a dining room with a fireplace, a kitchen, and a utility room. An additional first-floor space, accessed by a private staircase, offers potential for an independent guest suite or studio.

Set amid beautiful mature gardens with a garage, the property also includes a separate plot with potential planning permission, ideal for expansion or investment. Perfectly positioned near Tarbes, Tournay, and Lannemezan, it offers easy access for commuting for work as well as to the mountains for year-round outdoor pursuits such as skiing, snowboarding, hiking, cycling, and kayaking.

This light, bright home combines turn of the century charm with all the...

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.



DESCRIPTION

GROUND FLOOR

The rooms on the ground floor are set off a generous central hallway with original floor tiles leading to the staircase. To the right is the spacious dining room with access to the kitchen. On the other side of the kitchen is a door to the garden, a shower room, a utility room, a WC and stairs leading to a room to be finished. This whole area could be separated off as an independent unit with it's own access.

On the left of the central hallway is the large sitting room with wood burner and an area which could be a study/office. Beyond this is the master suite, complete with shower room and another room which could be further bedroom or a dressing room.

FIRST FLOOR

Upstairs are 4 well-appointed bedrooms, one of which is 22,37 m2, a large bathroom with bath and separate shower, a separate WC, an open playroom/gym/study space and a storage area.

OUTSIDE:

The 4247 m2 garden/park has a parcel which might obtain construction permission and could be accessed by a separate entry to the property.

There is a separate garage in the area in front of the house along with space to park several cars .

The large garden is mainly laid to grass with mature trees and shrubs and is fenced.

TECH SPECS :

Double glazing
Septic tank
Gas central heating
Wood burner
Well

ROOM MEASUREMENTS

GROUND FLOOR:

Kitchen - 8,88m2

Dining Room - 19,19m2

LOCAL TAXES

Taxe foncière: 1096 EUR

NOTES