LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42239APA65 Price: 219 500 EUR

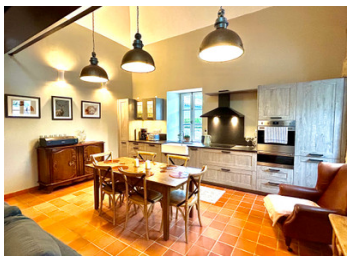
agency fees included: 5 % TTC to be paid by the buyer (210 000 EUR without fees)

A Beautifully Renovated Home with Exciting Expansion Potential – Now Reduced to 219500!

EXCLUSIVE















INFORMATION

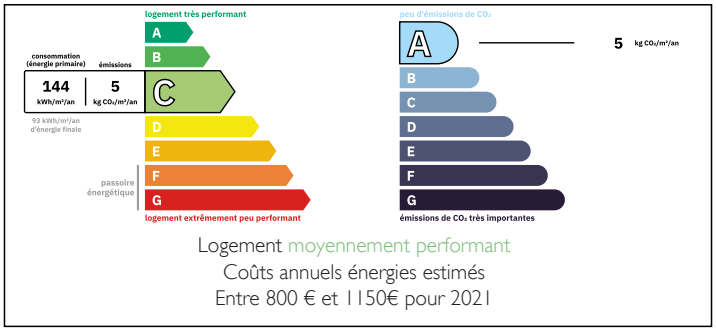
Town:	Bertren
Department:	Hautes-Pyrénées
Bed:	1
Bath:	1
Floor:	70 m2
Plot Size:	400 m2

IN BRIEF

A Rare Opportunity in the Heart of the Midi-Pyrénées

Are you looking for a stunning, move-in-ready home that also offers the flexibility to grow, invest, or earn? Look no further. This exceptionally renovated property, now offered at a newly reduced price of €219500, is a rare find that combines immediate comfort with tremendous future potential.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 800 € et 1150€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**156 EUR**

NOTES

DESCRIPTION

A Beautifully Renovated Home with Exciting Expansion Potential – Now Reduced to €219500!

A Rare Opportunity in the Heart of the Midi-Pyrénées

Are you looking for a stunning, move-in-ready home that also offers the flexibility to grow, invest, or earn? Look no further. This exceptionally renovated property, now offered at a newly reduced price of €219500, is a rare find that combines immediate comfort with tremendous future potential.

Live In It, Let It, or Grow Into It

Currently configured as a beautifully presented one-bedroom home, this property has been renovated to a high standard throughout — the kind of quality you can see and feel the moment you walk through the door. Every detail has been thoughtfully considered, making it a true pleasure to live in from day one.

But here's what makes this property truly special:

Planning permission is already in place to convert the attached barn — connected directly to the main house via an internal door — into two additional bedrooms and a bathroom.

That means the hard work of navigating French planning regulations has already been done for you. Simply appoint your builder and watch your investment grow.

The Possibilities Are Endless

Whether you're a family looking to put down roots, a savvy investor, or someone dreaming of a lifestyle change in beautiful southwest France, this property has something for everyone:

• Family Home – With planning permission granted, extend into the barn and create the spacious family home you've always dreamed of, in a stunning rural...