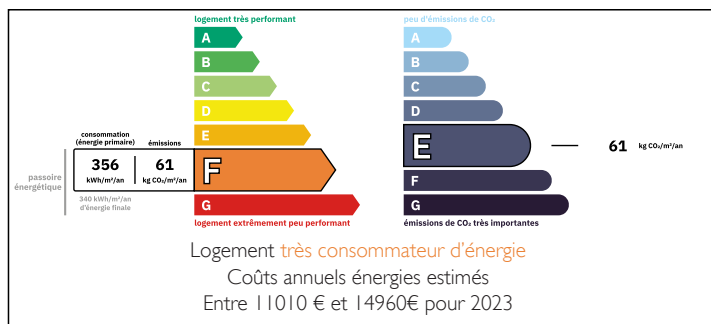


Charming, traditional farmhouse and independent gite with terraces and a pool in a peaceful, rural setting.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sariac-Magnoac
Department:	Hautes-Pyrénées
Bed:	6
Bath:	4
Floor:	314 m ²
Plot Size:	3214 m ²

IN BRIEF

Large, L-shaped farmhouse with many appealing qualities including original wooden beams and door frames and a choice of terraces for alfresco dining. Conveniently located between the market towns of Castelnau Magnoac and Boulogne Sur Gesse (traditional markets, shops, amenities, swimming lakes) the house enjoys a quiet, rural setting in rolling countryside.

Accommodation is split between the farmhouse (3 bedrooms, 2 ensuite) and a separate gite, ideal for entertaining friends and family or to provide a source of income (3 bedrooms, 1 bathroom, 1 shower room). The owner has added a fabulous first floor terrace to the gite, overlooking the swimming pool (6 x 3m) with views of the surrounding countryside and to the Pyrenees.

The large outdoor space features lawns, mature trees and shrubs alongside ample car parking (2 garages, a carport, large tarmac space for manoeuvring ...

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

With a choice of outdoor areas in which you can unwind on a warm summer evening, this spacious traditional farmhouse offers generous accommodation including a main house and an independent gîte, set within attractive gardens with a swimming pool and views towards the Pyrenees.

Main House - Ground Floor

A few steps lead up to the grand, main door allowing you to enter the reception hallway at the foot of the beautiful, wooden staircase. To the right is a light and airy dining room (5.25 x 5.2m) featuring an original Godin wood-burning stove.

To the left, you enter the living room (5.25 x 5.2m) with its large windows looking both north and south and fireplace providing a cosy ambience in the winter. This room also features an original stone sink built into the wall – a reminder of the history of the building.

Through the next wooden framed doorway, we enter a spacious and bright kitchen/diner (5.25 x 5.2m) featuring a gas Rayburn stove, granite worktops, a large butler sink and a good range of professionally fitted storage units. This is the perfect space for family life and casual dining.

Attractive half-glass doors lead out to the rear garden patio and the rather unique model railway which occupies a section of the garden here.

Another entrance leads out to a large covered terrace between the main house and gîte which serves as an ideal summer...

LOCAL TAXES

Taxe foncière: **2450 EUR**

NOTES