LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43149CMC65 Price: 429 000 EUR

agency fees to be paid by the seller

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

EXCLUSIVE







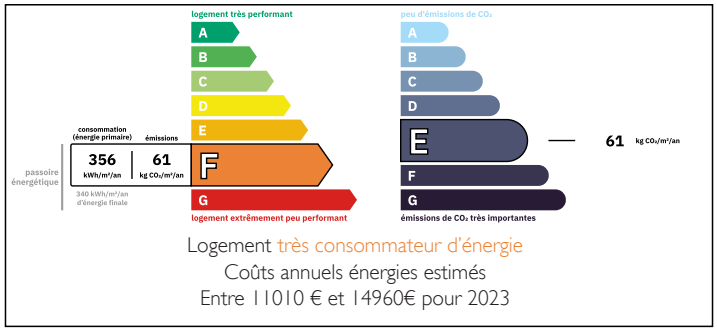








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INFORMATION

Town:	Sariac-Magnoac
Department:	Hautes-Pyrénées
Bed:	6
Bath:	4
Floor:	314 m2
Plot Size:	3214 m2

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 ....

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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:	**2450 EUR**

NOTES

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 gite which serves as an ideal summer...