LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43359APA65 Price: 294 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (278 000 EUR without fees)

A six bedroom detached property with 2 separate studio units in the village of Loures Barousse.















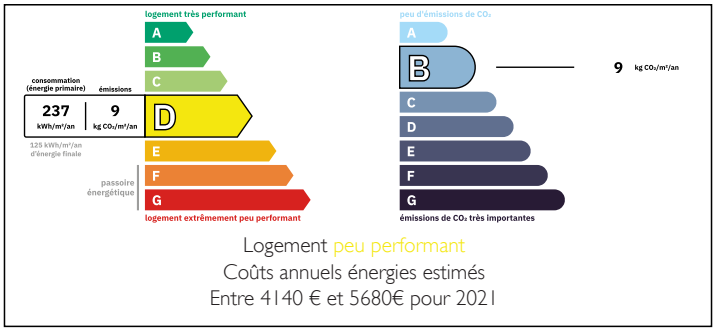
INFORMATION

Town:	Loures-Barousse
Department:	Hautes-Pyrénées
Bed:	6
Bath:	2
Floor:	235 m2
Plot Size:	948 m2

IN BRIEF

A charming and spacious 6-bedroom traditional residence featuring period character, a modern fitted kitchen, and a well kept south-west facing garden. This unique property includes two independent studio apartments, offering an immediate rental investment or guest accommodation, all set within the village of Loures-Barousse.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4140 € et 5680€ 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.

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LOCAL TAXES

Taxe foncière:	**1460 EUR**

NOTES

DESCRIPTION

The Main Residence

This impressive traditional home seamlessly blends historic charm with modern comfort. The heart of the house is the stylish, fully fitted contemporary kitchen, which features double doors opening directly onto the sun-drenched terrace—perfect for alfresco dining. The generous open-plan lounge and dining area also benefit from terrace access, creating a fluid indoor-outdoor living space ideal for entertaining.

The ground floor also offers a laundry room and a well-appointed bathroom with a shower-over-bath and WC.

A handsome wooden staircase leads to a wide, airy landing on the first floor. From here, double doors open onto a small balcony with localised views. This level comprises six well-proportioned double bedrooms, many retaining original period features. Two bedrooms have washbasins, and the floor is served by an additional modern shower room with WC.

One of the bedrooms is currently utilized as a secondary living room and provides staircase access to a large attic space. This area offers potential for conversion into a master suite, or further accommodation.

The Studio Apartments

Completely separate from the main house, the property includes two identical, self-contained studio apartments. Each unit features a kitchenette, a shower room with WC, and a good-sized living/sleeping area. These units are ideal for holiday lets, long-term rentals, or providing independent space for multi-generational living.

Gardens and Outbuildings

The exterior is a true highlight of the property. The south-west facing terrace overlooks a large, flat...