LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45906CMC65 Price: 143 000 EUR

agency fees to be paid by the seller

**Character Gascogne home with countryside views, new roof, garden/terraces and peaceful country setting**

EXCLUSIVE







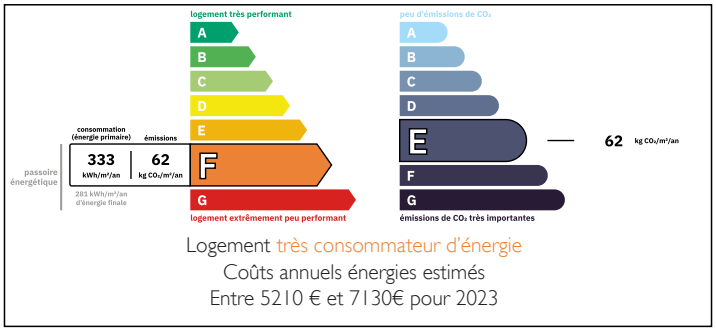








## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5210 € et 7130€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Bazordan |
| Department: | Hautes-Pyrénées |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 135 m2 |
| Plot Size: | 403 m2 |

## IN BRIEF

Tucked away on a peaceful country lane in the rolling hills of the Hautes-Pyrénées, this charming Gascogne-style home combines character, tranquillity and beautiful countryside views.

Dating from the mid-19th century and set within a garden of 403m², the property offers three bedrooms, three shower rooms each with a WC, a spacious farmhouse kitchen, a character-filled living room with wood burner and a versatile summer lounge opening onto a large terrace.

Recent improvements include a completely new roof (2021), replacement shutters (2023), insulation upgrades and new double glazed patio doors leading directly to the garden and terrace.

Original beams, wooden floors and period features preserve the character and charm of this authentic country home.

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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## NOTES

## DESCRIPTION

Nestled amongst the rolling hills and peaceful countryside of the Hautes-Pyrénées, this charming Gascogne-style home offers the perfect combination of character, tranquillity and authentic French country living.

Dating from around the mid-1800s and situated in the small village of Bazordan, the property enjoys beautiful countryside views from every room, mountain views from two bedrooms and immediate access to some of the area's attractive walking and cycling routes.

Set within a garden of 403m², the house has benefited from a number of important improvements in recent years including a completely new roof in 2021, replacement shutters in 2023, insulation upgrades and new double-glazed patio doors opening onto the terrace. Original beams, wooden floors and period features preserve the character and charm of this authentic country home.

Whether you are seeking a permanent residence, a holiday home, a lock-up-and-leave retreat or an investment property, this delightful property deserves your attention.

LET'S TAKE A TOUR OF THIS LOVELY HOME

GROUND FLOOR

The original rustic double wooden entrance doors open into a welcoming tiled entrance hall. Directly ahead, the attractive wooden staircase rises to the first floor, immediately setting the tone for the warmth and character found throughout the property. Two useful storage cupboards are tucked beneath the staircase.

LIVING ROOM

A traditional wooden door opens into a comfortable living room. The high beamed ceiling creates a