LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46781PED65 Price: 296 390 EUR

agency fees included: 7 % TTC to be paid by the buyer (277 000 EUR without fees)

Bright, modern 5 bed home in a quiet, rural village between St Bertrand de Comminges and Montrejeau.















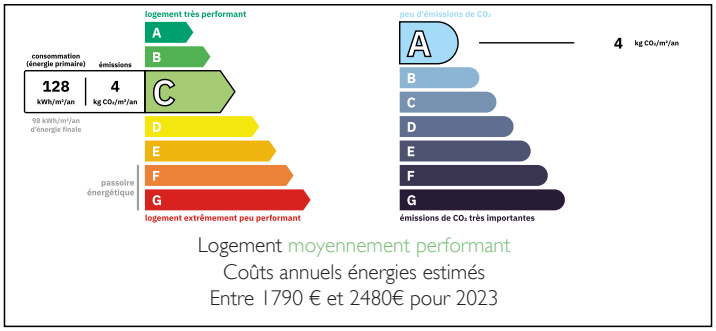
INFORMATION

Town:	Tibiran-Jaunac
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	165 m2
Plot Size:	935 m2

IN BRIEF

Built in 2009, this attractive family home combines modern comfort with practical living, offering spacious accommodation and a manageable sized garden. A ground-floor bedroom, shower room and separate WC allow the property to be lived in on one level if required. The spacious living room and kitchen/dining room are ideal for family life, while the first floor offers four further bedrooms, a shower room and separate WC. Bordering the front of the house, a large terrace with pergola links the indoor and outdoor spaces, with French doors from both the living room and kitchen creating the perfect setting for al fresco dining, entertaining or relaxing. Peacefully situated in Tibiran-Jaunac, the property is just a ten-minute drive from Montréjeau, where you'll find supermarkets, shops and a railway station.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1790 € et 2480€ pour 2023

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 habitation:	**798 EUR**

NOTES

DESCRIPTION

Ground Floor

The front door opens into a bright and spacious open-plan kitchen/dining room, creating an immediate sense of space and making this the heart of the home. Practical tiled flooring runs throughout the ground floor, keeping the house cool during the summer months while being durable and easy to maintain. A wood-burning stove provides additional warmth during the winter.

The modern fitted kitchen (3.4 x 2.5m) is arranged in an L-shape and offers generous worktop space, ample storage and a breakfast bar, perfect for casual dining or chatting while cooking. A separate utility room (2.5 x 2.1m) provides additional storage and keeps laundry and household tasks neatly out of sight.

The spacious dining area (5.6 x 5m) benefits from French doors opening directly onto the terrace, filling the room with natural light and creating a seamless connection between indoor and outdoor living. Exposed timber beams and the attractive wooden staircase add warmth and character.

Leading on from the dining area is the inviting living room (4.3 x 5.6m), where a modern pellet stove provides efficient heating. French doors once again open onto the terrace, offering lovely views over the garden and extending the living space outdoors during the warmer months.

A door from the living room leads to a comfortable ground-floor double bedroom (3.5 x 3.1m) with full-height fitted wardrobes, while a second door provides access to the shower room, featuring a double vanity unit and a spacious Italian-style walk-in shower. This layout allows the property to...