LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48066GT65 Price: 509 000 EUR

agency fees to be paid by the seller

RARE ESTATE / STUNNING 360 VIEWS / PRIVATE ROAD / HOUSE / BARNS-OUTBUILDINGS / POOL / WOODS & FIELDS







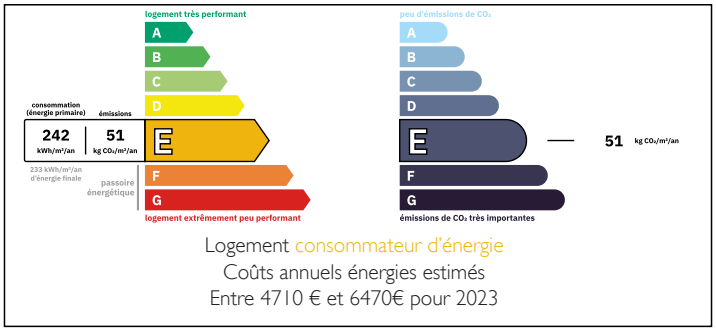








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4710 € et 6470€ pour 2023

INFORMATION

Town:	Puntous
Department:	Hautes-Pyrénées
Bed:	5
Bath:	3
Floor:	199 m2
Plot Size:	96125 m2

IN BRIEF

Location, location, location! Set in complete privacy on a protected plateau with breathtaking 360° views, this largely renovated 199m² country house offers an exceptional lifestyle in SW France. Enjoy panoramic Pyrenees views to the south and rolling Gascon countryside to the north. The house comprises 4 bedrooms, 2 bathrooms, a modern eat-in kitchen, dining room, sitting room, laundry/utility room and a vast first-floor space, partly renovated, ready for your vision. Around 550m² of barns and outbuildings offer superb potential for further accommodation, workshops, equestrian use or leisure. Outside, enjoy an above-ground pool with deck, plus a huge summer kitchen, dining and games area. Solar panels are installed.

Set at the end of a private road, the property has 9.61 hectares of gardens, fields and woodland. Ideally located between the villages of Trie-sur-Baïse and Castelnau-Magnoac.

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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DESCRIPTION

One of the major advantages of moving to this part of SW France are the extraordinary views of rolling hills and oak filled deciduous forests leading to dramatic foothills and the majestic panorama of the Pyrenees. This property has them all in 360°.

The largely renovated part of the house currently comprises 4 bedrooms with 1 bathroom and 1 shower room, a large, bright eat-in modern kitchen, a huge dining room with double aspect and an inglenook fireplace with woodburner, an equally spacious sitting room, currently being used as a downstairs bedroom and a useful laundry/utility space. There are solar panels on the roof, oil fired central heating downstairs and reversible heat/air conditioning up on the first floor. There is an added huge space of about 59m up on the first floor in which renovation has started.

NOTES

ROOM MEASUREMENTS - Please note all measurements are approximate.
HOUSE - GROUND FLOOR
Kitchen - 21,50m2 - tiled floor, radiator, Door to garden 2 windows
Dining Room - 34m2 - woodburner/inglenook, radiator, 2 windows, tiled floor
Salon - 30m2 - 1 window, radiator, wood floor, built in cupboard, door to bathroom and utility area
Bathroom - 4,50m2 Bath, Basin, bidet, tiled floor and walls, radiator, window
WC - 1,50m2 WC, Window, tiled floor and wall.
Hall outside bathroom & WC - 5m2 - tiled floor, door to utility room, door to bathroom and door to WC
Laundry/Utility Room - 11m2 - Plumbing for washing machine; central heating boiler, solar panel technical...