LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48626PED65 Price: 700 000 EUR

agency fees to be paid by the seller

Beautifully renovated, 7 bedroom, character property 7 minutes drive from the Loudenvielle gondola.







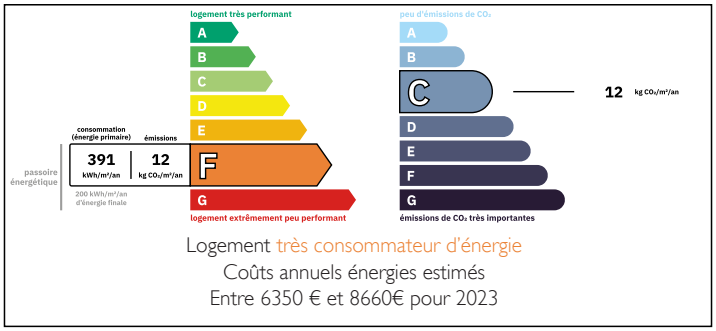








ENERGY - DPE



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Entre 6350 € et 8660€ pour 2023

INFORMATION

Town:	Avajan
Department:	Hautes-Pyrénées
Bed:	7
Bath:	7
Floor:	235 m2
Plot Size:	341 m2

IN BRIEF

L'Ancienne Poste is a former post office in Avajan, transformed into a characterful seven-bedroom property. The house is set up for use as a catered chalet and is being sold with all furniture and equipment included.

Alternatively, the floorplan allows for new owners to have their own private 3-bedroom home with a living room, leaving 4 bedrooms and the other living/dining space for guests. It could also serve as a generous family home or private holiday retreat.

Both the living rooms have wood-burning stoves, perfect for relaxing after a day in the mountains.

The balcony and garden terrace provide space to enjoy the mountain air and the stunning views of the Louron valley.

Conveniently located next to the main valley road,

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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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1495 EUR**

NOTES

DESCRIPTION

L'Ancienne Poste is a seven-bedroom former post office in Avajan, in the heart of the Louron Valley. Two living rooms and two staircases give the house a flexible layout, with room for family and friends or the option of separate owner and guest accommodation. The whole house could also be run as a catered chalet.

Inside the house

The entrance hall (3.3 m × 1.85 m) has space for coats and boots, as well as a storage cupboard.

To the left is the kitchen (5.8 m × 3 m), with ample worktop space, two fridge-freezers, a dishwasher and a large Leisure dual-fuel range cooker. The cooker has five gas burners, an electric ceramic cooking zone and multiple electric ovens, making it well suited to cooking for larger groups. All kitchen equipment and furniture are included in the sale. A built-in window seat beside the log burner is a cosy spot for your morning coffee.

To the right of the entrance hall is the smaller of the two living rooms (5.4 m × 3 m). A wood burner and a whole wall of well-stocked bookshelves make it a cosy spot to settle in by the fire.

The first staircase leads from the entrance hall to a landing with a bedroom (4 m × 2.8 m) and a separate private shower room with WC (2.4 m × 2.2 m).

On the next landing is a second bedroom (4 m × 3.5 m) with an en suite shower room and WC (3.2 m...