LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48666PED65 Price: 440 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (420 000 EUR without fees)

6 bed log house with exceptional mountain views, swimming pool and 1.35 hectares of hillside land.







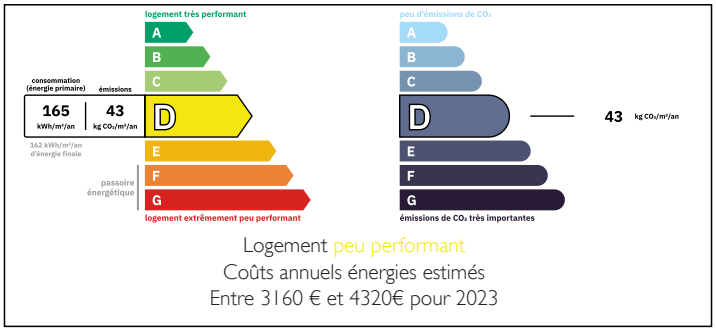








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3160 € et 4320€ pour 2023

INFORMATION

Town:	Hèches
Department:	Hautes-Pyrénées
Bed:	6
Bath:	4
Floor:	143 m2
Plot Size:	13420 m2

IN BRIEF

This charming log house, currently used as a holiday home, could serve equally well as a family residence or chambres d'hôtes. Three bedrooms are within the main part of the house, while a further three en-suite bedrooms are accessed from the poolside terrace.

However you choose to use it, the views and mountain setting are sure to appeal, alongside the convenience of having the services and amenities of Lannemezan and the A64 motorway just 15 minutes away.

A second-floor balcony, a first-floor terrace wrapping around three sides and a spacious ground-floor poolside terrace offer plenty of places to relax and enjoy the scenery.

The generous, open-plan living area is ideal for entertaining family and guests, with the substantial exposed logs creating a warm and welcoming atmosphere.

Hèches, with its restaurant, bakery, post office and

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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.

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LOCAL TAXES

Taxe foncière:	**1390 EUR**
Taxe habitation:	**1017 EUR**

NOTES

DESCRIPTION

Situated near the entrance to the magnificent Vallée d'Aure, in the heart of the Pyrenees, this six-bedroom log house offers several possibilities. Currently used as a holiday home, its setting and layout would also lend themselves to a rural family home or a chambres d'hôtes business.

The House

The main living accommodation is on the first floor, reached by an external staircase from the garden. The entrance opens into a small reception area, separated from the kitchen by a breakfast bar.

The kitchen (3.4 m × 2.9 m) offers plenty of worktop and storage space, a four-ring gas hob with an extractor hood and a large fridge-freezer.

Three sets of French doors fill the living/dining room (6.2 m × 6.2 m) with natural light and offer views of the surrounding mountains. There is ample space for a large dining table and a comfortable seating area in which to relax after a day exploring the valley and mountains.

There is also a convenient WC on this floor.

A rustic staircase leads to the second-floor hallway, which serves three bedrooms set beneath the eaves.

- Bedroom 1 (6.4 m × 2.6 m)
- Bedroom 2 (4.1 m × 2.7 m)
- Bedroom 3 (6.4 m × 2.7 m)

These bedrooms have sloping ceilings, so the stated room dimensions include areas with reduced headroom and should not be taken as measurements of habitable floor area.

Bedroom 1 has a balcony (6.45 m × 1.45 m) with views towards the Signal de Bassia peak on the opposite side...