

Spacious detached 4 bedroom home with an enclosed garden within walking distance of cafes, shops, bars etc



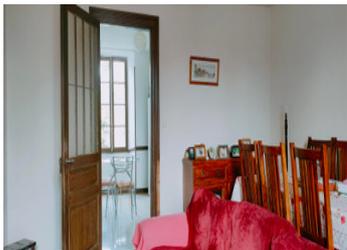
## INFORMATION

Town:	Castelnau-Magnoac
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	214 m <sup>2</sup>
Plot Size:	1298 m <sup>2</sup>

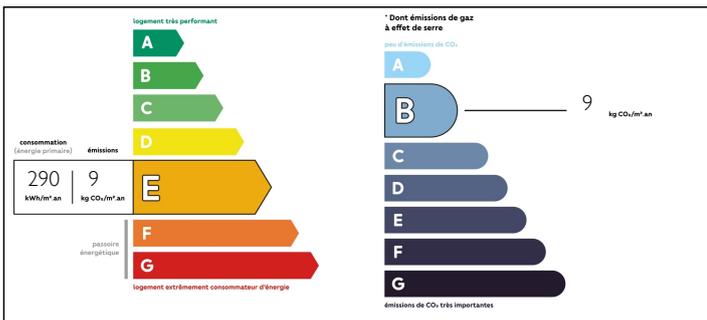


## IN BRIEF

This spacious house would make a wonderful home in easy reach of local shops restaurants and cafes. 1hr Pau 1hr Toulouse 40mins Tarbes 2hr Biarritz.

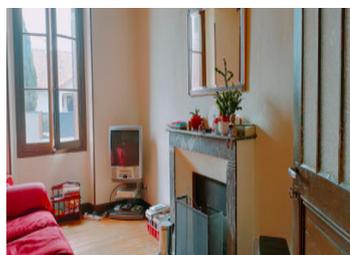


## ENERGY - DPE



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.



## DESCRIPTION

The marvelous house is both spacious and bright. On entering there is a large hallway 16m<sup>2</sup> where a spiral wooden staircase takes you to the first floor.

From the hallway, you will find stairs leading down to a cellar/ storage area 40m<sup>2</sup>, with water and electricity garage doors leading out onto enclosed garden.

Large garage/ workshop.

Situated just a couple of minutes from the market town of Castelnau magnoac, where you will find doctors, dentist, hairdressers, cafes, bars, bakers, butchers, supermarket and school.

It's also where you will find the lovely lake where you can picnic, swim and take part in summer water sports activities.

We even have horse riding, tennis, rugby and football.

## NOTES

Situated just 15 minutes from the market town of Boulogne-sur-Gesse, where you will find, cafés, restaurants, bars, supermarkets.

20 minutes away from Lannemezan with its railway station and motorway access point, with easy access to the coast.

Around 40 minutes from Saint Gaudens where you will find lots of shops and restaurants.

Toulouse Blagnac international airport 1hr 15mins.

skiing

Bagnères de Bigorre - La mongie 1h 20

St Lary - 1hr

Superbagnères - 1h 15