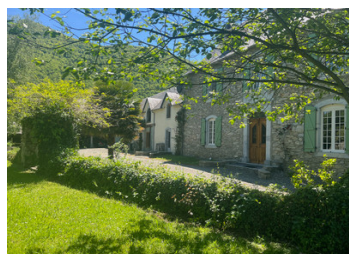


RENOVATED STONE MANOR HOUSE 1771 / PARC / POOL / EXCEPTIONAL SETTING / 4 BEDS / BARNs / NR LA BARTHE DE NESTE



INFORMATION

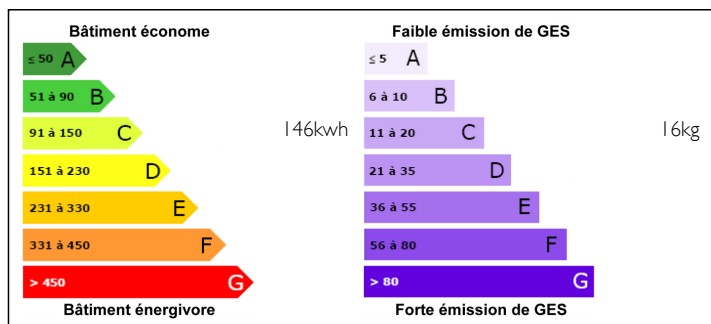
Town:	Mazouau
Department:	Hautes-Pyrénées
Bed:	4
Bath:	3
Floor:	245 m2
Plot Size:	4260 m2



IN BRIEF

In a small hamlet, a short drive from La Barthe de Neste, this lovely stone manor house built in 1771 with its park, swimming pool, barns and small paddock is looking for a new owner. It's been well renovated, has 4 large bedrooms, 2 of which are ensuite, 3.5 bathrooms in total, 2 spacious reception rooms and a large kitchen. The attached barns are suitable for converting to further accommodation such as gites/chambres d'hotes, granny flat or to extend the current accommodation. The large pool 12 X 6 M is fully fenced in a spacious lawned area, complete with a pool house and there is a covered terrace with a built in BBQ in the garden in front of the house. This is a property with a lot of charm and potential, not least its setting with wonderful views across the valley. It's at about 540 altitude....

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.



LOCAL TAXES

Taxe foncière: 879 EUR

Taxe habitation: 611 EUR

NOTES

DESCRIPTION

On entering through the custom-made front door to the entry hall with a flagstone floor you will find an original oak staircase, and a WC. To the right there is a large reception/dining room (35m²) with some lovely exposed brick/stone and wood work, a Godin wood burner and built in bar. To the left, a spacious sitting room (36m²) with woodburner set into an exposed stone wall with beams and an archway into the kitchen (22m²) with its original bread oven, a door into the garden and a door into the barn next door, where there is a utility/laundry room space.

On the first floor, there are two spacious bedrooms, of approximately 35m² each. The master suite has a large shower room and dressing room and the other bedroom with double exposure has a bathroom with bath, separate shower and twin sinks. Both bedrooms have mosquito screens.

On the second floor are two more large bedrooms, of a similar size with exposed beamed ceilings, and a shower room. There are fabulous views from the bedroom windows.

TECHNICAL SPECS

Oil central heating and hot water,
plus a separate electric hot water for summer usage.
Double glazed throughout / mosquito screens in the bedrooms and a screen door on the itchen
Fibre Internet - 1000mb speed
French, German, English satellite/internet TV
Septic tank

OUTSIDE

The outbuildings/barns provide approximately another 500m² of space. There is great potential to extend the house, create gites, chambres d'hotes, or further accommodation - such as another house for...