

Large detached spacious 1950's house with lots of outbuildings. Land 3400m2 2 small house to renovate.



## INFORMATION

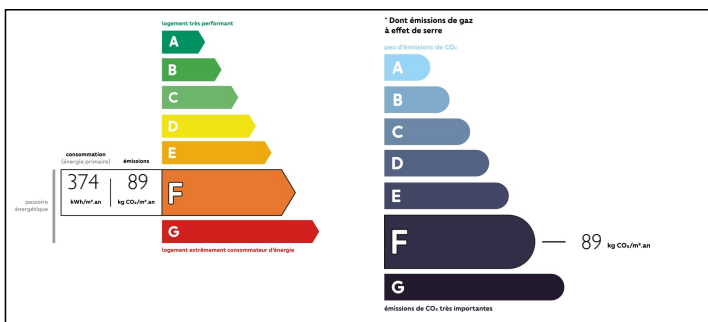
Town:	Lannemezan
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	3400 m2



## IN BRIEF

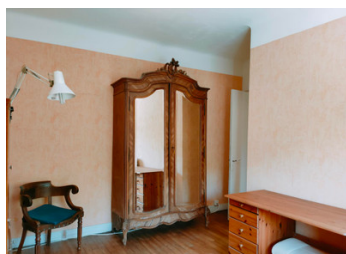
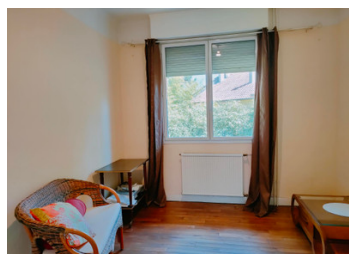
Just 5 minutes from the market town of Lannemezan, in walking distance to bakers, bar and grocery shop, this 1950's 4/5 bedroom house in need of unpadding has enormous potential. This house comes with the added bonus of a small 2 bed 2nd house Lots of outbuildings The house is close to all amenities: 5 mins drive to a market every Wednesday. There is the local College, Rugby stadium, Gymnasium, Swimming pool, Bookstore, Bakeries, Pharmacies, Opticians, Tobacco offices, Pizzerias, Hairdressers, Bar. Ski slopes just 45 mins away.

## 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

Main house

Living room 2 Windows with views over the garden.

Kitchen 16m2

Door leading from hallway into the barn.

You also have a second room downstairs, currently used as a dining room, with an attached shower room.

Stairs leading to the first floor where you will find 4 bedrooms.

Stairs leading to the loft., which has 5 roof window & could easily be converted to create more bedrooms  
Bathroom tiled with a hand basin, shower and bath.

## LOCAL TAXES

**Taxe foncière: 1925 EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES