

Superb, single story new build house to finish with stunning views of the Pyrenees



## INFORMATION

Town:	Puydarrieux
Department:	Hautes-Pyrénées
Bed:	2
Bath:	2
Floor:	150 m2
Plot Size:	2560 m2

## IN BRIEF

A rare opportunity to acquire a beautifully designed and built house with an interior to finish to your taste. The owner is only selling due to the demands of another project abroad. The house currently has the metal framework installed for 2 large double bedrooms with ensuite bathrooms, a spacious kitchen (already plasterboarded) which opens onto a massive reception room with French doors leading to the south facing terrace. All the windows are double glazed and there is a chimney if you wish to install a woodburning stove/fireplace. The garden (2560m2) is already landscaped and planted with shrubs. There is plenty of room for a pool. The double garage has automatic doors and a large workshop space at the back with built in units. Indulge your interior design skills! This is a blank canvas for you to paint as you wish.

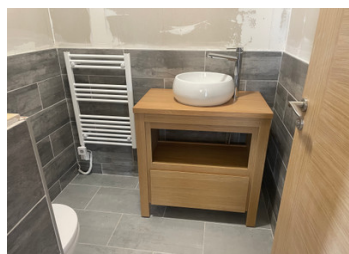
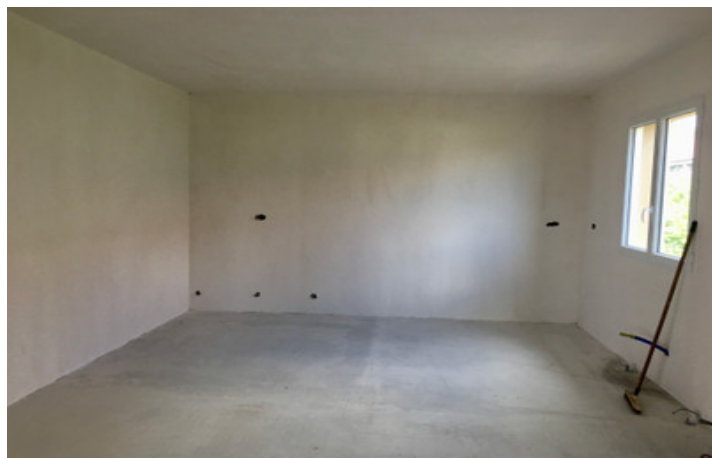


## ENERGY - DPE



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

This high quality build is currently laid out as follows:

Reception room: 43.6m<sup>2</sup>

Kitchen: 18m<sup>2</sup>

Bedroom 1: 20m<sup>2</sup>

Bathroom 1: 9.5m<sup>2</sup>

Bedroom 2: 18m<sup>2</sup>

Bathroom 2: 8m<sup>2</sup>

Entrance Hall: 28.6m<sup>2</sup>

Separate Toilet: 3.6m<sup>2</sup>

Garage/Workshop: 64.4m<sup>2</sup>

The house is on mains water and has a conforming septic tank.

The property is in the small village of Puydarrieux, famous for its lake and migrating birds. Just over five minutes away is Trie sur Baise, with a large supermarket, shops, a pharmacy, restaurants, schools, a recent medical centre, a market twice a week, and a variety of sporting and activity clubs.

## NOTES

Transport/Towns/Cities

35-45 minutes to Tarbes (Lourdes international airport / train station SNCF/TGV)

30 minutes to Lannemezan (train station SNCF)

1h30 à Toulouse (Blagnac international airport, train station SNCF/TGV)

Between 45 minutes et 1h30 to ski stations

2h to Biarritz/Atlantic coast

2h30-3h to Perpignan/Narbonne/Mediterranean coast

-----

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