

## SPACIOUS COUNTRY HOUSE / QUALITY RENOVATION / LARGE GARDEN & ORCHARD / POOL / GREAT VIEWS / NR TRIE-SUR-BAISE



## INFORMATION

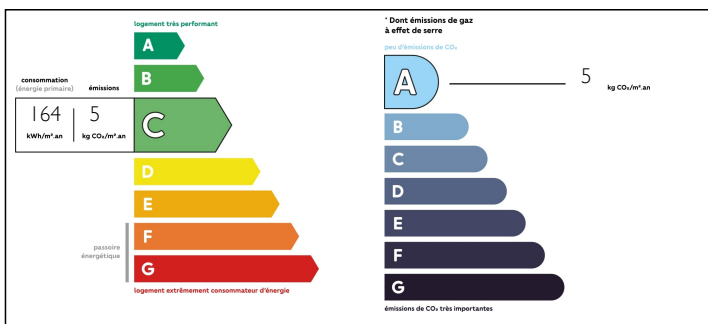
Town:	Puydarrieux
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	265.9 m2
Plot Size:	2811 m2

## IN BRIEF

This much loved family home has been thoughtfully and stylishly renovated to a very high standard. Set on its own with no immediate neighbours in the sought after hamlet of Puydarrieux, (65) a few minutes from Trie-sur-Baise, this spacious, charming house has great views, privacy without being isolated, and an established, manageable garden and orchard with an above ground wooden pool, deck and pool house. The whole place has a wonderful "coming home" ambiance not to be missed. With a fabulous kitchen, 2 large reception rooms, 4-5 bedrooms, 2 bathrooms and a sauna, It would make a lovely permanent home or a great second/holiday home.

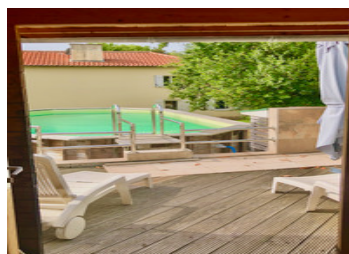


## ENERGY - DPE



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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.



## DESCRIPTION

This 18-19th century house has a charming traditional gated entrance and is on a tiny chemin off a small quiet road with very little passing traffic. The driveway brings you to the south-facing courtyard in front of the house with a covered terrace to the left, and the garden and orchard to the right. There is another modern gate into the property behind the house.

On the right of the light and airy front hall with its original oak staircase, is a well proportioned reception room with double aspect windows - one on to the south facing courtyard, the other east towards the garden and orchard. The herringbone design brick tiled floor is stunning and there is a high beamed ceiling.

On the other side of the front hall is an equally spacious living room or dining room with views over the courtyard. It has a rather chic Stovax wood burning stove as its focal point and a high beamed ceiling.

From there you go into the gorgeous eat in kitchen in the centre of the house. This is stylish and comfortable with beautiful granite worktops, Siemens appliances, including an induction hob, Grohe taps and double aspect views onto the garden and the covered terrace. There is a door into the back garden towards the swimming pool. This is the sort of kitchen in which everyone spends a lot of time!

Continuing round into a light hallway with a wall of windows and a...

## LOCAL TAXES

**Taxe foncière: 714 EUR**

**Taxe habitation: 850 EUR**

## NOTES