

Spacious village house and barn just a short walk to the local shop, bakers, bar/restaurant. Great potential.

EXCLUSIVE



INFORMATION

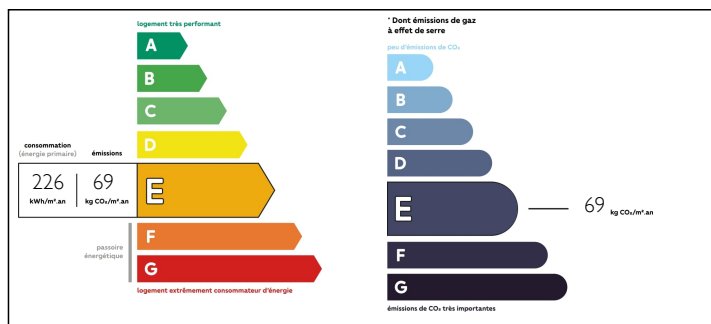
Town:	Mauléon-Barousse
Department:	Hautes-Pyrénées
Bed:	5
Bath:	2
Floor:	235.94 m2
Plot Size:	307 m2

IN BRIEF

Nestled in the Barousse valley, this spacious property offers you the perfect setting to enjoy this beautiful region of France. The house has retained many original features and has a lot of potential. The barn could be converted into accommodation and it would be easy to create a separate apartment in the house to provide rental income. The village has a mini supermarket, bakers, bar/restaurant and post office, fishing in the river, a small lake and is just 35 minutes to the telecabin in Luchon to the ski resort of Superbagnères and the same distance to the Val d'Aran in Spain with a large choice of tapas bars, restaurants and shops. The house is located at the start of the Portes de Bales, a tough and popular route of the Tour de France. If you are looking for a place to live or a holiday home close to skiing, cycling, walking and other...



ENERGY - DPE



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DESCRIPTION

Situated in the heart of this traditional village and close to the river, this large property and barn offers the following accommodation.

HOUSE – GROUND FLOOR

The property was once a home and épicerie. You enter the ground floor via the original double doors with ornate grill into the salon with:

- Open fireplace
- Wooden ceiling
- 2 radiators
- Original wooden staircase with wood and iron balustrade

Two doors (either side of the open fireplace) lead into the large room which was once the old 'epicerie' with:

- External door providing an additional entrance to the property
- Large window with shutter
- 2 radiators
- Door into the couloir with lavabo and a separate WC with tiled floor and radiator

Steps and a door at the rear of the salon lead into the kitchen with:

- Separate entrance door to the lane at the side of the house
- Separate entrance door to the courtyard
- Window with iron grill
- Radiator
- Tiled floor
- Kitchen units

The kitchen has space for a cosy sitting area and a dining area – it is a large room.

An internal door from the kitchen leads to the new wooden staircase up to the first floor. There is

NOTES