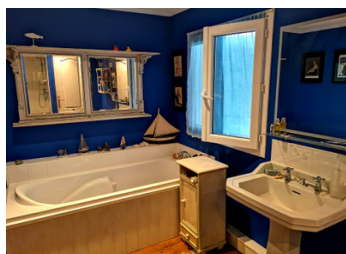


Super property with a lovely garden in popular village

EXCLUSIVE



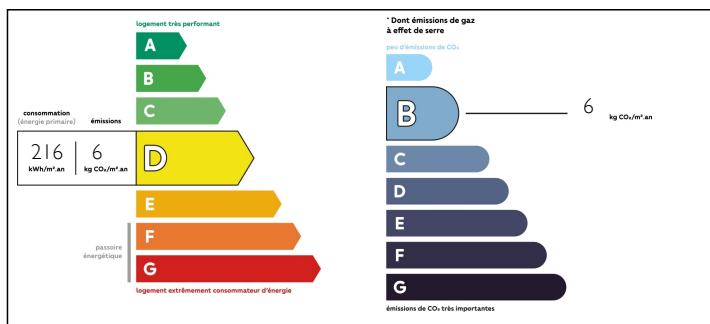
INFORMATION

Town:	Castelnau-Rivière-Basse
Department:	Hautes-Pyrénées
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	713 m2

IN BRIEF

This lovely property in a village setting has a beautifully maintained garden, garage, plenty of parking and adaptable living space with 2 to 4 bedrooms. There are 2 existing bathrooms and WC, 1 on each floor and plenty of space to create a dressing room and en suite bathroom for the master bedroom.

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 property is well placed for those wanting a home, holiday home or rental within walking distance to all amenities on mains drainage and a short walk from the village swimming pool.

The town has a remarkable natural heritage: a Natura 2000 site (the "Adour Valley") and two natural areas of ecological, faunistic and floristic interest.

The entrance all is 6m² with doors to Kitchen and salon and the stairs to upper floor.

Salon 20m² with woodburner

Kitchen 20m² with woodburner with door to Room 23m² with separate entrance, shower room 3m² WC 1.5m² and storage 4m²- this area is currently used as a dining room with pantry but would make a a good guest bedroom or rental space.

Upstairs Landing 6m²

Bedroom 22m²

Studio/Office/Bedroom 16m²

Bathroom 9.5m²

Master bedroom 36m² with Room 17m² floor area (10m² above 1.8m) dressing area and possibility to create an en suite bathroom

Outside

Beautifully laid out gardens and graveled parking area,

Garden shed 4m², Wood store and Garage of 16m² with power and light.

Electrics recently redone

Mains drainage

Roof Good Condition

INTERESTING THINGS TO DO:

Swimming in local pool

Tennis club in Nogaro

Wine tasting, we are surrounded by domains, often with 'Porte Ouvertes' and festivals

History and culture - visit the pretty bastide towns

NOTES