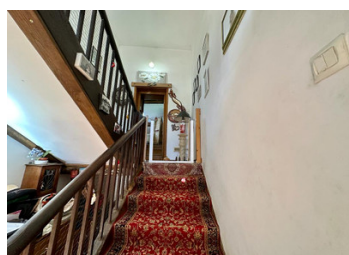


## Traditional 4 Bedroom Farmhouse with countryside views, outbuildings and above ground pool



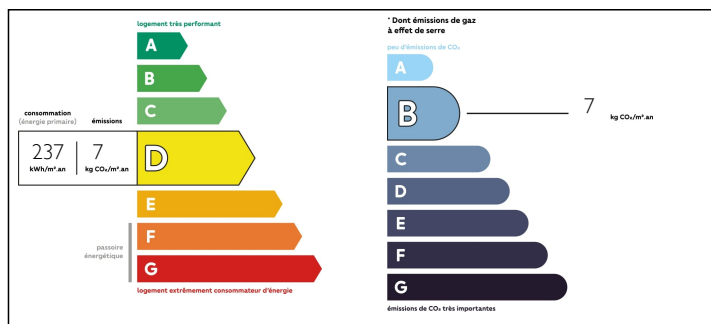
## INFORMATION

Town:	Mazerolles
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	30680 m2

## IN BRIEF

Situated in the rolling countryside of the Haute Pyrenees (65), this delightful farmhouse with adjoining barn, outbuildings, pretty garden and grounds of 3Ha is ready for you to move straight into. With double glazing throughout, efficient 12kw wood burning stoves (kitchen and lounge) and reversible heat pumps (master bed and bathroom), insulated; this house is comfortable throughout the seasons. Key features The L shaped property has an adjoining 2 storey barn (200m2) that could be converted and connected to create additional living space via an existing doorway. A 2 bed annex with shower room is accessed via the covered terrace and summer kitchen The pretty garden is laid mainly to lawn with mature trees and shrubs, shady seating areas, above ground pool and stunning countryside views. The 3Ha of grounds with an Hangar of 650m2 and outbuildings are ideal for horses and animals.

## 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.



## LOCAL TAXES

Taxe foncière: 260 EUR

## NOTES

## DESCRIPTION

The main house comprises of:

The entrance leads to the fully fitted kitchen 23m2 to the right. Inglenook fireplace with wood burning stove, original sink feature and to the left the living room 23m2.

A wooden staircase leads to the bathroom 23.5m2 with slipper bath, shower, 2 sinks with vanity units, WC, pompe a chaleur and views to the garden. 2 luminous bedrooms of 23.5m2 and 19m2 complete the first floor.

Covered terrace 28m2 and summer kitchen 23m2 garden views with sink, plumbing for washing machine, dryer, wood burner door to annex with downstairs shower room 6.5m2, WC, sink, hallway 15m2 which could be a study or library, stairs to 2 bedrooms of 14m2 and 12m2 into the eaves and storage room with hot water tank.

Outbuildings of 15m2, 31.5m2 have electricity and concrete floors the larger one having an upper floor and a wood burner that could be re-connected. There is an additional large barn on the edge of the garden also.

The land has a water source for the animals and an additional driveway that leads to the hangar.

Towns with all amenities - Mielan and Trie sur Biase 12kms, Marciac (International Jazz Festival) 20kms, Vic-en-Bigorre 17kms with fabulous Saturday morning market.

Tarbes Lourdes airport 35km, Ski 85kms, Biarritz 185kms, Spain San Sebastien 225km

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