

4 bedroom farmhouse with 2 bedroom gite and swimming pool close to Trie sur Baïse in SW France

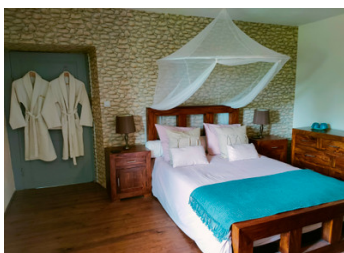


INFORMATION

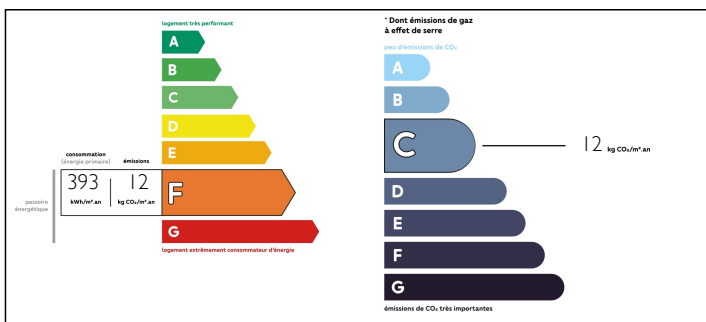
Town:	Trie-sur-Baïse
Department:	Hautes-Pyrénées
Bed:	6
Bath:	5
Floor:	250 m2
Plot Size:	2444 m2

IN BRIEF

This beautiful farmhouse has been lovingly restored to its current glory with 4 bedrooms. Also a two bedroom gite and pool area with simply stunning views of the Pyrenees. Set in a peaceful rural location yet just a 5 minute drive from the pretty village of Trie sur Baïse with all of it's amenities.



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

On the right of the house is a spacious double aspect lounge 21.5m² with wood burning stove and exposed beams. Via a hallway you enter a spacious dining room/sitting area 38.8m² with a large wooden fireplace and traditional tile work, housing a wood burning stove. There are views into the garden and courtyard. A kitchen with built-in oven, hob and cooker hood is approached via an archway again with windows facing into both the front and rear gardens. This leads onto a utility area 4.45m² with large pantry and a bathroom 6.3m² comprising bath with built in shower, toilet bidet and hand basin, the utility area has further storage space for washing machine fridge freezer and other white goods. A doorway leads into the covered terrace area 36.8m² with built in pizza oven and courtyard.

LOCAL TAXES

Taxe foncière: 1090 EUR

NOTES

From the front entrance of the farmhouse there is a large hallway 10.51m² with a wooden stairway leading to the first floor with traditional colombage walls. There are four double bedrooms on this floor with a bathroom. Bedroom 1 - 16.7m² With built in wardrobes and stunning views of the grounds and Pyrenees. Bedroom 2 - 10.9m² With en-suite, shower, shower rail, WC and sink. A bathroom 6.6m² With white suite - bath built-in shower toilet and shower rail. (accessible for Bedroom 1 and 3). Bedroom 3 - 21.24m² Large enough to fit three beds. Bedroom 4 - 32.6m² Master suite with exposed beams and en suite shower room.

There...