

Family house on the edge of a village, large garden, swimming pool, and views to the Pyrenees

EXCLUSIVE



## INFORMATION

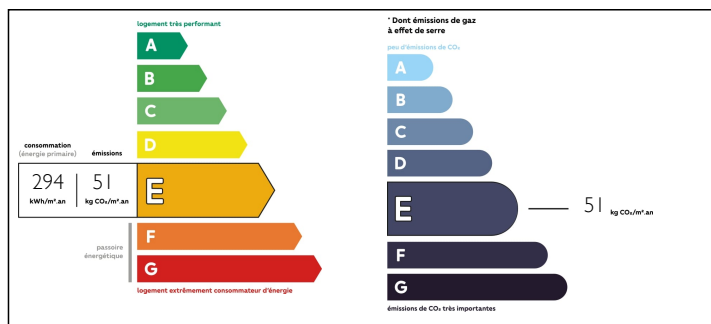
Town:	Lahitte-Toupière
Department:	Hautes-Pyrénées
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	3924 m2

## IN BRIEF

Detached family house situated in a commanding position with views to the Pyrenees, beautiful countryside and garden. This three bed house is ideal for a family or couple, with two reception rooms downstairs one of which could be used a downstairs bedroom. The first floor offers three bedrooms, one with a terrace for you to enjoy the breathtaking views of the mountains and countryside. The property is situated at the edge of the village where the community is very friendly. Larger towns of Maubourguet 7mins, Vic en Bigorre 16mins with all amenities Pau 50mins a beautiful city to visit! Airports of Tarbes Lourdes 35min Bordeaux and Toulouse airports 2hrs

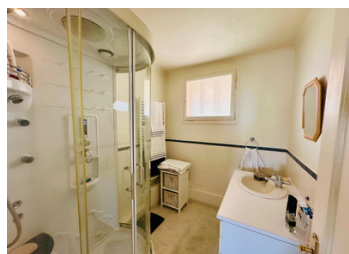


## ENERGY - DPE



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: 860 EUR**

## NOTES

## DESCRIPTION

This house briefly comprises of:

GROUND FLOOR

ENTRANCE 7.5m2

KITCHEN 16m2 fully fitted, patio doors to terrace, 2 windows, tiled floor

STUDY 13m2 wooden floors, fitted storage with hot water tank, window this room could also be used as a downstairs bedroom

WC 1.5m2

LOUNGE/DINING ROOM 49m2 tiled floor, patio doors to terrace, 3 windows, beamed ceiling, wood burner

useful under stairs storage

FIRST FLOOR

LANDING 7m2 with built in cupboards

SHOWERROOM 4.5m2 shower cubicle with jets, sink with vanity, window, towel heater, tiled floor

BATHROOM 4m2 bath with shower tap, sink, tiled floor, sky light

BEDROOM 28m2 wooden floor, beams, windows

BEDROOM 12m2 fitted wardrobe, window,

BEDROOM 15m2 window, double patio doors to terrace 4.6m2 offering wonderful views of the garden and Pyrenees

WC 1.7m2

EXTERIOR

Grounds mainly laid to lawn, with mature trees and colourful shrubs. The inground pool is 3 x 7m and has a tiled pool area for sunbathing, a wooden cabin with tiled floor is a great space for a hot tub, gym, hobby room or outdoor office.

Utility room with tiled floor and sink

Garage with woodstore

All measurements are approximate

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