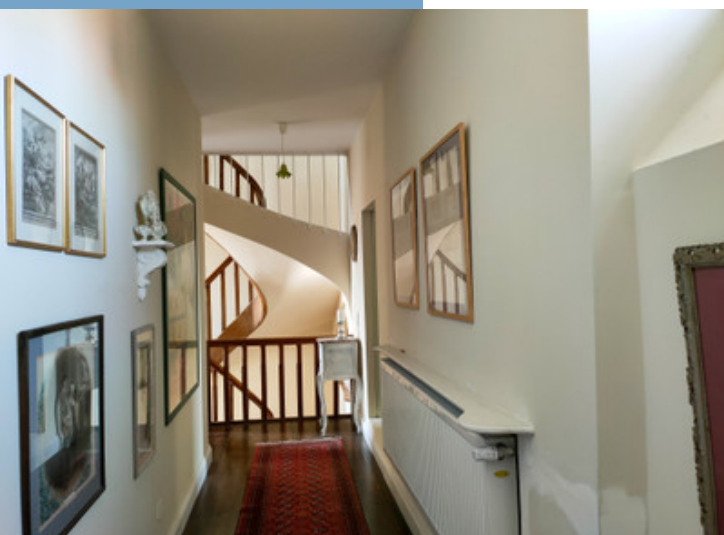




BEAUTIFULLY RENOVATED 6 BEDROOM VILLAGE
HOUSE WITH 3-4 BEDROOM GITE. POOL.
TERRACE VIEW OF THE COUNTRYSIDE

BEAUTIFULLY RENOVATED
6 BEDROOM VILLAGE
HOUSE WITH 3-4
BEDROOM GITE. POOL.
TERRACE VIEW OF THE
COUNT...



PROPERTY FACT FILE	
REFERENCE	98152VPM65
PRICE	€ 625,000 £ 535,375* <small>*agency fees included: 5 % TTC to be paid by the buyer (595 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	500 m ²
LAND	1519 m ²
TOWN	Saint-Laurent-de-Neste
DEPARTMENT	Hautes_Pyrenees
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Business potential
- Village location
- Character property
- Wonderful views
-

BEAUTIFULLY
RENOVATED 6 BEDROOM
VILLAGE HOUSE WITH 3-4
BEDROOM GITE. POOL.
TERRACE VIEW OF THE
COUNTRY...

Ref : 98152VPM65

Situated just 15 mins from the ski slope of Nistos is where you will find this wonderful property. The gite is currently rented out on a long term basis, so if you wished to continue with this there is potential to earn money.

DESCRIPTIF

A delightful 350 sqm (approximate) renovated 5 bedroom character house with terraces, pool, garden and wonderful countryside views.

MAIN HOUSE

- Entrance hall with wonderful sweeping wooden staircase leading to the two floors. The beautiful black and white floor tiles flow through the downstairs

From the hallway you can also relax in the the drawing /reading /television room which is around 20 m square.

On the ground floor you will find the spacious open-plan light living room dining room which is a round 60 m square double doors leading into the hallway where you will find the sweeping staircase taking you to the first floor.

In the hallway you also have the downstairs toilet and sink.

From the dining room you have access to the kitchen measuring around 14 m2 with door leading to utility room another door leads you out to the wonderful outdoor covered eating area which measures around 35 m square.

From the indoor eating area patio doors lead you out onto the lovely garden, where steps lead you down to the pool and terrace area.

Taking the magnificent stairs from the hallway, up on the top floor, you have a wooden floor thought and from the hallway you have access to:

2 double bedrooms each with their own en-suite.

Bedroom 5 en-suite shower light spacious 20 m square.

Bedroom 4 light spacious 20 m square en-suite bathroom.

First floor 3 further bedrooms.

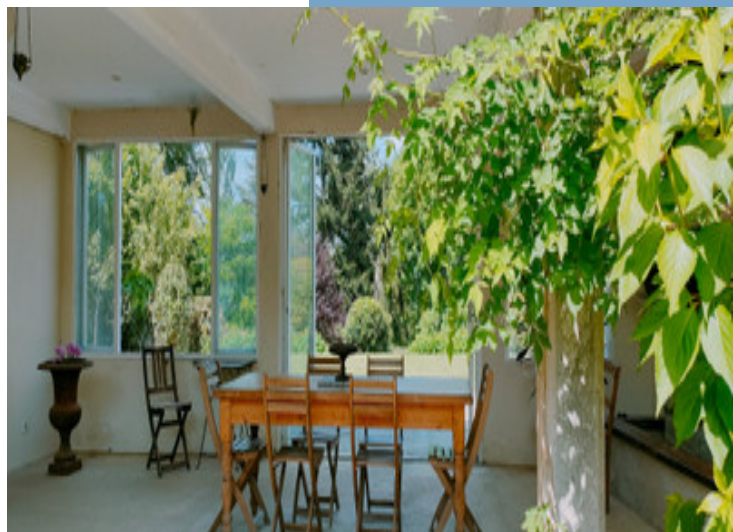
Bedroom 4 around 20 m2 double aspect windows

Bedroom 3 around 22 m2 two windows with views of the courtyard ligh

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/98152VPM65>

COMPLETE FILE AND PHOTO ON REQUEST

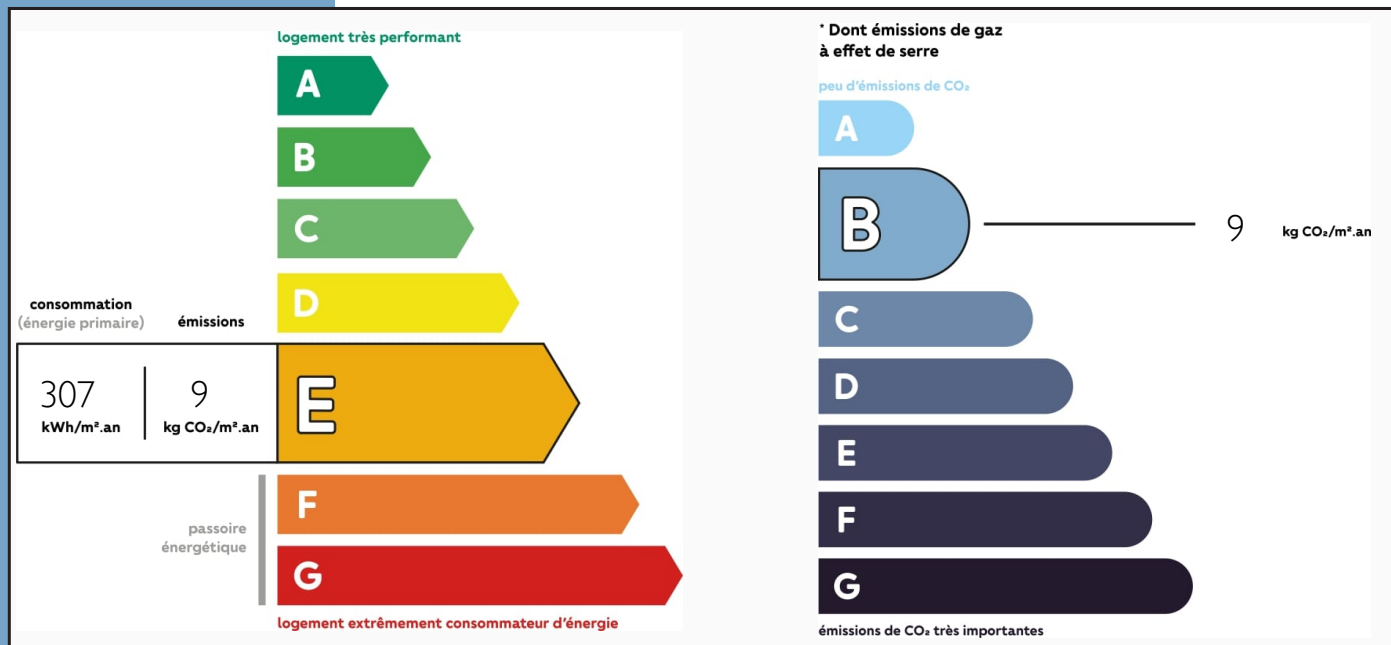


BEAUTIFULLY RENOVATED 6
BEDROOM VILLAGE HOUSE
WITH 3-4 BEDROOM GITE.
POOL, TERRACE VIEW OF THE
COUNT...

Ref : 98152VPM65

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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