



SUPERB MAISON DE MAÎTRE COMPLEX /  
STUNNING MOUNTAIN VIEWS / 7030M2  
LAND+OPTIONS / TRIE SUR BAÏSE



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STUNNING MOUNTAIN  
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SUR BAÏSE ...



## PROPERTY FACT FILE

REFERENCE	A16512
PRICE	€ 585,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (551 887 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	502 m <sup>2</sup>
LAND	7030 m <sup>2</sup>
TOWN	Trie-sur-Baïse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

\*Price based on current exchange rate which is subject to change



- Top quality renovation, FIBRE Internet
- Private but close to all amenities and transport
- Stunning views of the Pyrenees
- Separate guest accommodation / workshop / studio
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Stunning Maison de Maitre complex. Renovated to a very high standard using quality, ecological materials, with a total of 502m2 of accommodation.

Comprises - Maison de Maitre circa 1823;

2 storey, half-timbered 17th century building with traditional wood

## DESCRIPTIF

In a hamlet with stunning mountain views, just 2 minutes from Trie-sur-Baise, a popular village with excellent amenities; doctors/dentists, health/medical centre, shops, supermarket, services, garages, hairdressers, bakers, bars, cafés, restaurants, bars and schools.

### MAIN HOUSE - MAISON DE MAITRE

43m2 Kitchen, high ceiling, inset lighting, large stone aspect floor tiles, double aspect, flamed granite worktops, large island, Quooker hot/boiling water tap, combined gas/electric 110cm cooking range, floor to ceiling built-in pantry, custom made polished iron staircase to master suite, half-glazed door to covered veranda/outside dining, door to barn/enclosed covered parking, open doorway to Dining Room.

35m2 Dining Room, large stone aspect floor tiles, high ceiling, inglenook fireplace with woodburning stove. Original 19 century built in display cabinet. Open doorway to Kitchen, double aspect, original double doors to front hall.

21m2 Front Hall with double height ceiling, custom-made oak and wrought iron staircase, large stone aspect floor tiles, original front door. original double doors to Dining Room and Living Room.

35m2 Living Room, high ceiling, large stone aspect floor tiles, triple aspect, fireplace with insert, original built in oak cabinet.

89m2 Master Suite, exposed beam cathedral ceilings, heated by pellet burner. Remote controlled ceiling fans, wood floors. Comprises:

38m2 Bedroom with door to Billiard/Room/Gym

36m2 Living Room, 9m2 covered Balcony overlo

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A16512>

COMPLETE FILE AND PHOTO ON REQUEST



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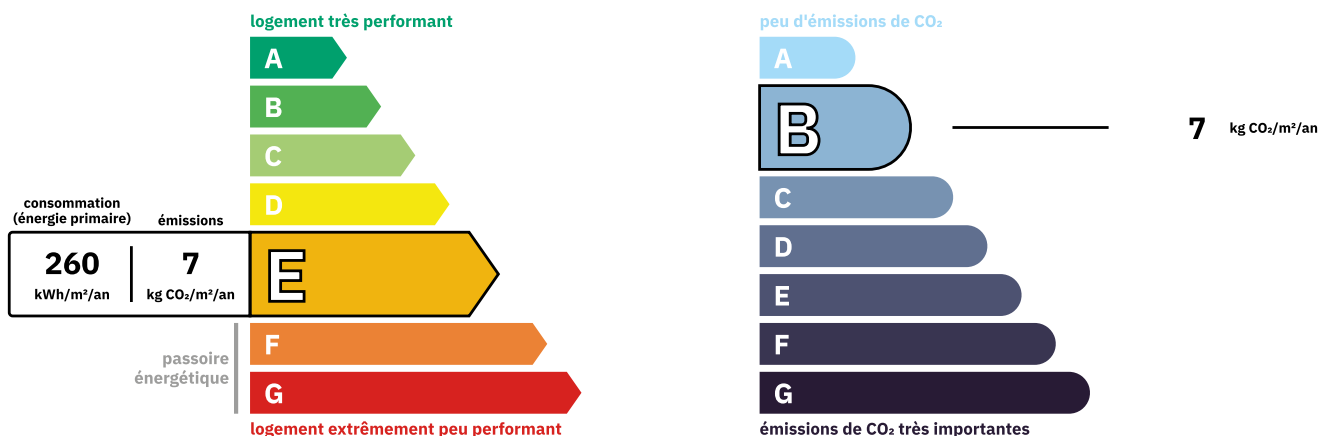


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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 5960 € and 8120€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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

Réf :AI6512  
FILE COMPLETE  
AND PHOTOS  
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