



## Pretty detached house in beautiful rural location



### Informazioni sull'Agente

Nome:	Sarah Day
Nome della ditta:	Maisons et Manoirs
Nazione:	France
Experience since:	1994
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 281,000

### Posizione

Nazione:	France
Cap:	65220
Pubblicato:	15/07/2024

### Descrizione:

Set in its own grounds of 1995m<sup>2</sup>, this charming property has been fully renovated and is ready to move into. The well-kept garden leads into a fully fitted American-style kitchen with island and separate laundry room with WC. Across the hallway, there is a dining room with wood burner and dual aspect windows, leading to a comfortable living room, again with dual aspect windows.

Upstairs, there are 4 bedrooms and 4 bathrooms over 2 floors and outside, you can relax on the terrace around the above-ground pool. The property offers possibilities for extension into the barn attached to the house.

The property has been sympathetically restored and has many original features, including the main fireplace and staircase. It is double-glazed throughout with PVC windows and is insulated. Heating is by woodburning stoves and gas central heating. The sanitation system is compliant.

With no neighbours and not overlooked, the property is located on the edge of a quiet village but just 10 minutes from the lovely market town of Trie-sur-Baise.

### Ground Floor:

Utility room - 11.8 m<sup>2</sup> (Inc WC)



Kitchen - 17.9 m2 with door to terrace

Living room/dining room - 24.6 m2 with dual aspect windows and wood burner

Hall - 8.8 m2 with traditional staircase, patterned tiled floor, under stairs cupboard

Living room - 22.9 m2 dual aspect, wood burner

First Floor:

Landing - 6.4 m2

Bedroom 1 - 16.5 m2 dual aspect, walk-in wardrobe, en suite 4.3m2 with WC, shower, sink

Bedroom 2 - 12.1 m2 door to en suite 'Jack & Jill' bathroom 8m2, w shower, bath, WC, sink

Second Floor:

Landing - 2.2 m2 or 4.5 m2 (into eaves)

Bedroom 3 - 6.4 m2 (16.8 m2 into eaves), electric radiator, Velux, en suite with shower, WC, sink

Bedroom 4 - 6.4 m2 (16.8 m2 into eaves), electric radiator, Velux, en suite with shower, WC, sink

Outside:

Barn - 26.5m2 with attic

Terrace with barbecue

Above ground pool - 7m x 4.5m

Landscaped garden, fully fenced, around the house and pool

Fenced outdoor garden with vegetable gardens, lawn, parking for several cars with gate for security

Total land 1995m2

Good to know:

Fibre Internet

Sanitation compliant

Double glazed and insulated

Roof in excellent condition

Airport - 1 heure max (Tarbes/Lourdes)

TGV station - 1 heure max (Tarbes)

10 mins from Trie sur Baise and its shops and commodities

Surface : 168 m2

Rooms : 9

Bathroom : 1

Plot size : 19 a 95 ca

## **Caracteristiques techniques**

Reference



MM2027AP

Price

281 000 €

Location

Trie-sur-Baïse 65220

Rooms

9

Bedrooms

4

Shower room

3

Bathroom

1

Property tax

558 € /year

Plot size

19 a 95 ca

Sanitation

Individual compliant

Openings

Wood/Double glazing

Swimming pool

Yes



Heating

Wood, Gas

Living room

24 m<sup>2</sup>

Interior condition

Excellent

Kitchen

Fitted

View

Campaign

Description of the pool

Hors sol, approx 7m x 4,5m

Roof

En excellent etat

### Informations complementaires

Including fees of 6% to be paid by of the purchaser. Price excluding fees 265 094 €. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3340.00 and 4580.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr). This property is offered to you by a commercial agent.

Nos honoraires

### Comune

Camere da letto:	4
Bagni:	1
Finito piedi quadrati:	168 mq

### Room details

Total rooms:	9
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## Utility details

Heating: Si

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.906.991

