LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL MAISON DE MAITRE WITH SWIMMING POOL, COVERED TERRACE, GARAGE AND VIEWS OF THE COUNTRYSIDE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

BEAUTIFUL MAISON DE MAITRE WITH SWIMMING POOL, COVERED TERRACE, GARAGE AND VIEWS OF THE COUNTRYSIDE...









PROPERTY FACT FILE

REFERENCE	A28129JSN65
PRICE	€ 420,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	310 m²
LAND	2728 m²
TOWN	Madiran
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Elegant 18th Century Maison de Maitre
- Historic charm and modern comfort
- Immaculately presented house and grounds
- Covered terrace with pool
- Countryside views

BEAUTIFUL MAISON DE MAITRE WITH SWIMMING POOL, COVERED TERRACE, GARAGE AND VIEWS OF THE COUNTRYSIDE...

Ref : A28129JSN65

One glimpse through the original wrought-iron gates is enough to fall in love with this elegant 18th-century Maison de Maître in Southwest France. Originally acquired as a second home, this exceptional character property quickly became a permanent residence for the current owners, who have lovingly restored and modernised it, inside



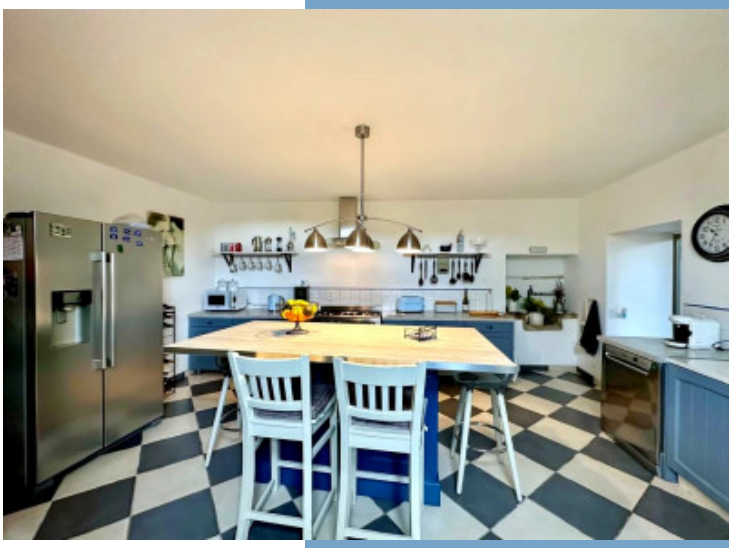
DESCRIPTION

The market towns of Maubourguet, Plaisance and MARCIAC (famous for its jazz festival) are within 15 to 30 minutes and offer shops, restaurants, schools and services.

EXCELLENT TRANSPORT links make this an ideal permanent residence, holiday home or relocation property in France.
- Tarbes–Lourdes Airport: 45 minutes
- Pau–Pyrénées Airport: 50 minutes
- Toulouse and Bordeaux International Airports: approx. 2 hours

Perfectly positioned, the house allows for an enviable lifestyle: skiing in the Pyrenees in the morning or enjoying tapas in Spain by lunchtime, all within a two-hour drive.

A rare opportunity to acquire a prestigious Maison de Maître in the heart of Southwest France, offering charm, comfort and international accessibility in equal measure.



The house briefly comprises of:
GROUND FLOOR
ENTRANCE HALL 18m2 Here you will find the beautiful black oak staircase. To the right is a BEDROOM 25.5m2 double aspect with wood burner, tiled floors and beamed ceiling, which is currently being used as a study.
To the rear of the entrance hall is a WC 3.5M2 with sink and useful storage area, off to the left you will find a lovely LOUNGE 25.5m2 with tiled floor, beamed ceiling, following through to the KITCHEN 23.5m2 with a stable door to front garden, fitted base units an island tiled floor, and plumbing for washing machine and dishwasher.
To the rear of the house is THE GRAND LOUNGE/DINING ROOM 67m2 wooden floor, wood burner, patio doors to rear large covered terrace, ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A28129JSN65

COMPLETE FILE AND PHOTO ON REQUEST

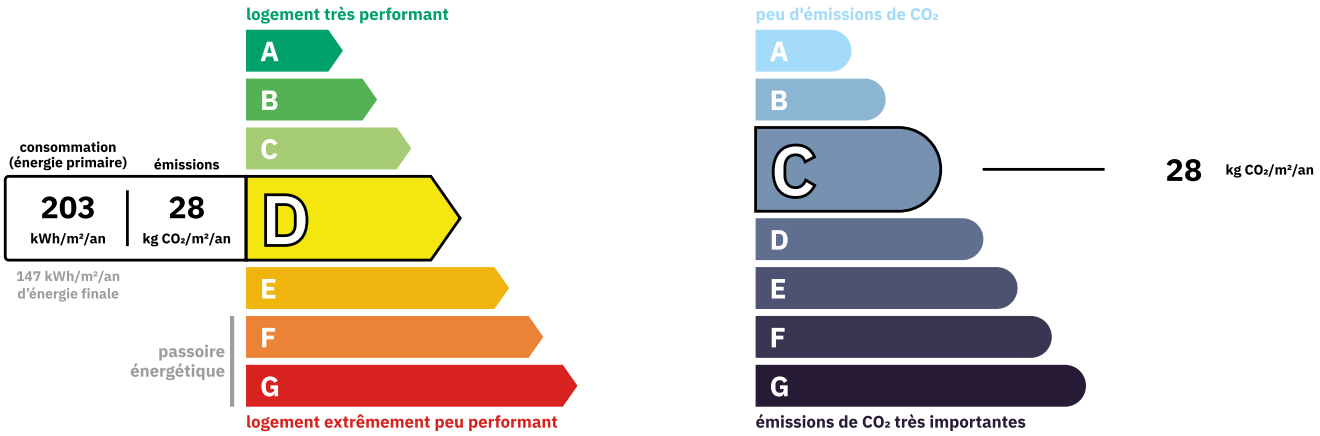
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

BEAUTIFUL MAISON DE MAITRE WITH SWIMMING POOL, COVERED TERRACE, GARAGE AND VIEWS OF THE COUNTRYSIDE...

Ref : A28129JSN65

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4750 € and 6500€ for 2023

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.

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

Réf :A28129JSN65
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr