



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

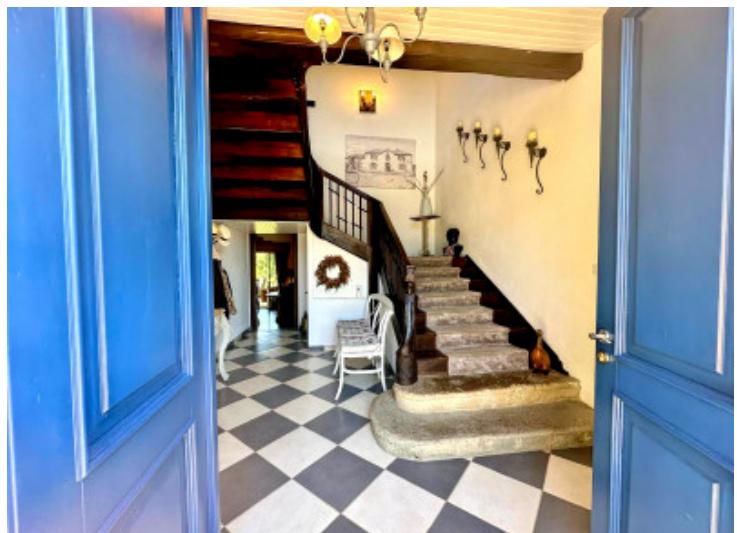
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## PROPERTY FACT FILE

REFERENCE	A28129JSN65
PRICE	€ 449,900 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	310 m <sup>2</sup>
LAND	2728 m <sup>2</sup>
TOWN	Madiran
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



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

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One glimpse through the original wrought-iron gates is enough to fall in love with this elegant 18th-century Maison de Maitre 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 Maitre in the heart of Southwest France, offering charm, comfort and international accessibility in equal measure.

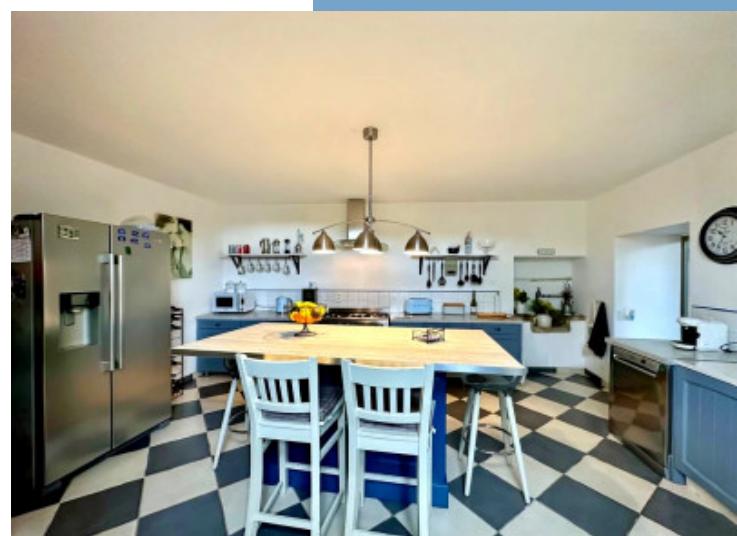
The house briefly comprises of:

### GROUND FLOOR

ENTRANCE HALL 18m<sup>2</sup> Here you will find the beautiful black oak staircase. To the right is a BEDROOM 25.5m<sup>2</sup> 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 3.5m<sup>2</sup> with sink and useful storage area, off to the left you will find a lovely LOUNGE 25.5m<sup>2</sup> with tiled floor, beamed ceiling, following through to the KITCHEN 23.5m<sup>2</sup> 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 67m<sup>2</sup> wooden floor, wood burner, patio doors to rear large covered terrace, ...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A28129JSN65>

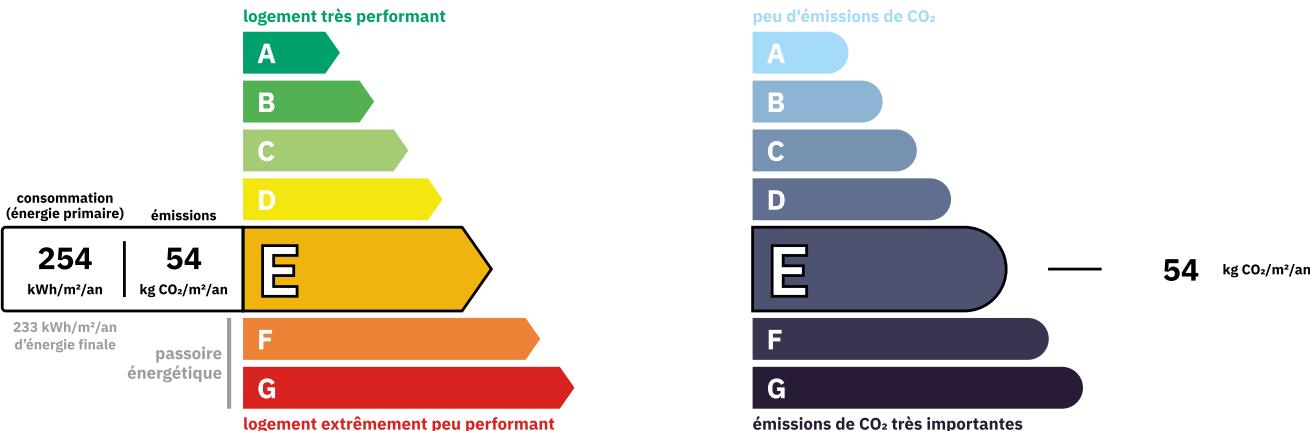
COMPLETE FILE AND PHOTO ON REQUEST

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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 4750 € and 6500€ for 2021

## NOTICE

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

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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 : A28129JSN65

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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