

18C MANOIR/COURTYARD SETTING/4HA/POOL/BARNS/3-5BEDS/2-3BATHS/4 RECEPTION/PIGEONNER TOWER/MOUNTAIN VIEWS

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PROPERTY FACT FILE

REFERENCE	A42617GT32
PRICE	€ 570,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	401 m²
LAND	40550 m²
TOWN	Montégut-Arros
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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Back to the Future - This stunning 1780 manoir is fully restored and has gorgeous original elements backed up by modern comfort and technology. Think bastide courtyard setting in 4 hectares of land with fabulous mountain views, exposed stone walls and beams, a pigionner tower, inglenook fireplaces and then think heat exchange pump



DESCRIPTION

The long driveway takes you past stunning mountain views which include the Pic du Midi, and around to the courtyard entrance. Once through the large painted wooden gates into the large stone paved courtyard. Ahead is the 1780 stone manoir, to the left is the converted barn and dovecot tower flanked by a further large barn. To the right is an open barn, a stone pond and wrought iron and stone railings with a gate leading out to the pool and pergola area. The pool is a partially buried wood frame swimming pool measuring 8m X 4m.



The entrance hall has a turned oak staircase. On the right is the stunning kitchen, beyond which is a huge utility and store room with a door to the courtyard leading to a large laundry room with the hot water tank, the heat pump, a shower and a sauna. There is double door access from the laundry room to the courtyard.

On the left of the Front Hall, is the spacious dining room with an inglenook fireplace, which leads to the massive open reception space with a wood burner comprising a sitting room area, leading to a solarium room at the other end. There is a WC off the sitting area. Taking the staircase up to the first floor you find the Master Suite on the left and a hallway on the right which takes you to the the 2 further bedrooms and bathroom to the reception space and the dovecot room. The reception area has a balcony running along the courtyard side and has a traditional style tile and wood floor. The stairs here take you up to the dovec...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42617GT32

COMPLETE FILE AND PHOTO ON REQUEST

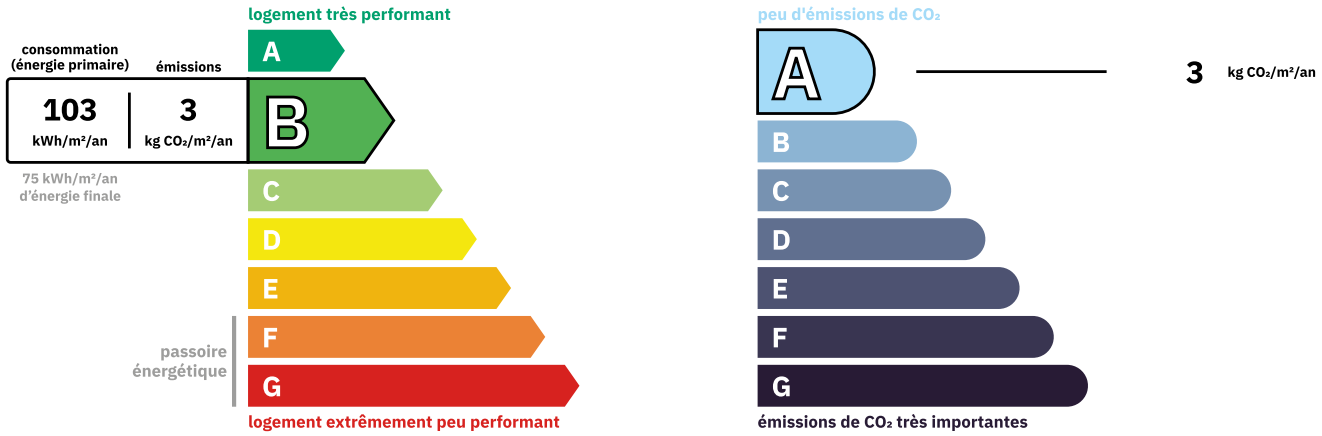
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Information about risks to which this property is exposed is available on the Géorisques website :
https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2790 € and 3830€ 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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