

WONDERFUL HOUSE WITH CHARACTER, WALKING DISTANCE TO ALL AMENITIES. BEAUTIFUL TERRACE AND LIFT TO ALL FLOOR

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PROPERTY FACT FILE

REFERENCE	A48992YJR65
PRICE	€ 575,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (550 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	240 m²
LAND	0 m²
TOWN	Bagnères-de-Bigorre
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains drainage, High speed internet, Water on site

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

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- walking distance to all amenities
- Elegant renovated townhouse
- lift to all 5 floors
-
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A rare property in terms of its character, level of comfort and location, ideal for lovers of beautiful homes and authenticity. In the centre of Bagneres de Bigorre.



DESCRIPTION

In the historic centre of Bagnères-de-Bigorre, discover this elegant townhouse of approximately 240 m², lovingly and thoroughly renovated, where old-world charm blends with contemporary comfort.

Behind its traditional façade, this property reveals a unique atmosphere: exposed stonework, parquet flooring, vintage cement tiles, a characterful staircase, glass-roofed areas and spacious, light-filled rooms.



Spread over five levels served by a private lift, it offers an original and particularly comfortable interior layout.

The ground floor comprises several additional spaces: a study, a library, a music or relaxation room and a utility room, allowing for a variety of uses to suit your preferences.

On the first floor, a magnificent reception area features a light-filled living room, extending onto a landscaped terrace of approximately 25 m² facing south – a real treat in the town centre. A bespoke fitted kitchen, featuring a glass roof, completes this level.

The upper floors feature four bedrooms, including a master suite with a walk-in wardrobe, en-suite shower room and balcony, as well as a second shower room.



Fully renovated, this house boasts high-quality fittings, including double-glazed wooden joinery, gas heating and a wood-burning stove.

Its prime location allows you to enjoy Bagnères-de-Bigorre life to the full, with shops, a market, restaurants and amenities within walking distance, whilst benefiting from the proximity of the Pyrenees.

A rare property in...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48992YJR65

COMPLETE FILE AND PHOTO ON REQUEST

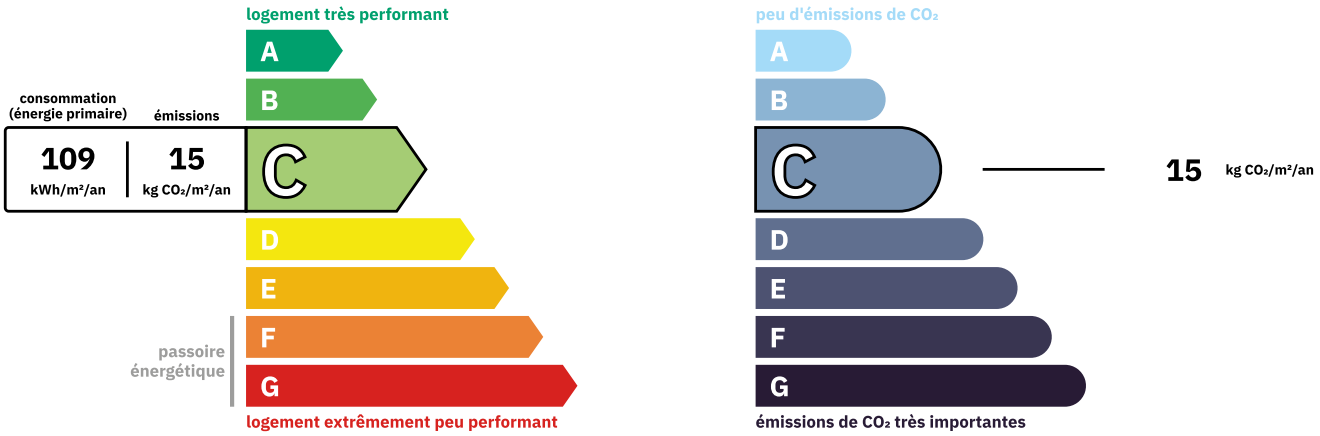
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between € and € for

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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