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## Chambre d'Hote or Gite for sale in Hautes-Pyrénées

Saint-Laurent-de-Neste , Hautes-Pyrénées , Occitanie



# €315,000

inc. of agency fees

4 Beds      150 sqm      1 ha

Located between Bagnères-de-Bigorre and Bagnères-de-Luchon is this stone-built home for sale with gite offering 150m<sup>2</sup> of space to...

### At a Glance

|                  |                |                |                        |                  |          |
|------------------|----------------|----------------|------------------------|------------------|----------|
| <b>Reference</b> | MFH-ADF1626204 | <b>Near to</b> | Saint-Laurent-de-Neste | <b>Price</b>     | €315,000 |
| <b>Bed</b>       | 4              | <b>Pool</b>    | No                     | <b>Hab.Space</b> | 150 sqm  |
| <b>Land</b>      | 1 ha           |                |                        | <b>Land Tax</b>  | N/A      |

### Property Description

Located between Bagnères-de-Bigorre and Bagnères-de-Luchon is this stone-built home for sale with gite offering 150m<sup>2</sup> of space to modernise plus more than one hectare of land.

The main house has no upper floor and 75m<sup>2</sup> of space comprising a 45m<sup>2</sup> open plan living area with kitchen,

two bedrooms (10m<sup>2</sup> & 11m<sup>2</sup>), a 4m<sup>2</sup> passageway and a 3m<sup>2</sup> washroom. You will also have a 50m<sup>2</sup> garage and a loft.

Heating is provided by a fuel-powered system, a wood burner and a fireplace. Windows are wooden framed with one pane of glass. There is an electric-powered hot water storage tank.

The gite has a 9m<sup>2</sup> kitchen, a 27m<sup>2</sup> living space with open fireplace and a 17m<sup>2</sup> larder and garage (where the heating and hot water tanks are located). Upstairs are two bedrooms (9m<sup>2</sup> and 10m<sup>2</sup>), a 5.5m<sup>2</sup> space which could serve as walk-in wardrobe or office, a bathroom and a toilet.

Heating is also supplied by a fuel system and there is a fireplace. Windows also have one pane of glass and there is a similar hot water storage tank.

One septic tank system serves both dwellings.

The roofs are covered in cement-fibre material and tile.

The land is over a hectare and is in three levels with lots of flowers and stone terraces. Numerous shrubs have been planted.

Ideal for a second home, for self-sustained living and for a gite project.

You will be 18 mins from Saint-Laurent-de-Neste, 34 mins from Lannemezan, 1h from Bagneres-de-Luchon and 1h from Bagneres-de-Bigorre.

## Summary

|                |                        |
|----------------|------------------------|
| Property type: | Chambre d'Hote or Gite |
| Bedrooms:      | 4                      |
| Price          | €315,000               |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 150 sqm |
| Land Area:     | 1 ha    |

## Location: Occitanie





## Gallery







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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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