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

Trie-sur-Baïse , Hautes-Pyrénées , Occitanie



# €990,000

inc. of agency fees

5 Beds      430 sqm      50 ha

Located between Trie-sur-Baïse and Villecomtal-sur-Arros is this grandiose property with 430m<sup>2</sup> of living space, ideal for a gite activity,...

### At a Glance

<b>Reference</b>	MFH-ADF1626157	<b>Near to</b>	Trie-sur-Baïse	<b>Price</b>	€990,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	430 sqm
<b>Land</b>	50 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Trie-sur-Baïse and Villecomtal-sur-Arros is this grandiose property with 430m<sup>2</sup> of living space, ideal for a gite activity, offering four independent yet attached dwellings and including over 50 hectares (123 acres) of land.

Baptised "Les Jumelles" (The Twins), this old farm property, after the construction of its two towers, bestowed on itself the allure of a chateau. Its interior courtyard with its terrace and swimming pool immediately sets the tone with its plunging view of the pastures and small lake set below.

This estate has the power to adapt to practically any project: family home, equestrian, tourism, leisure centre and its respect of the environment will appeal to those seeking tranquility and nature lovers.

The property is comprised of three sections: dwellings, grounds and 2000m<sup>2</sup> of agricultural buildings.

There are four dwellings yet they could also make one spacious home of 430m<sup>2</sup> with eight bedrooms as all the sections communicate.

One could divide the old L-shaped farmhouse into two homes:

The first, previously barns, are 136m<sup>2</sup> and east facing. They are comprised of a 35m<sup>2</sup> living room and 15m<sup>2</sup> kitchen on the ground floor and upstairs, three bedrooms (12m<sup>2</sup> and two of 14m<sup>2</sup>) and a 9m<sup>2</sup> bathroom.

The second home is 120m<sup>2</sup> and is the original farmhouse and south-facing. It offers rooms of 25m<sup>2</sup>: a ground floor living room and kitchen and upstairs, two bedrooms. Plus there is a small sitting room and a bathroom between floors.

The Lake Tower, east of the main house, is 114m<sup>2</sup> and possesses, like the other tower and the two houses, its own independent entrance. There is a spacious kitchen, two bedrooms and a bathroom.

The Fountain Tower, west of the house, is 77m<sup>2</sup> and has the same configuration but only one bedroom.

The two houses are heated by a central heating boiler powered by wood pellets, cherry kernels or cereals and is particularly economical. The windows are double glazed and the property is served by a septic tank system.

The 50 hectares of grounds are comprised of 23 hectares of woods and thickets and 36 hectares of agricultural land. Importantly, there are 5400m<sup>2</sup> of water thanks to the lake, as well as a spring and a well offering a generous water autonomy. Around the house are two terraces, an 8x4m pool, pastures and a small lake.

The 2000m<sup>2</sup> of outbuildings constitute two rectangular buildings without walls and have high ceilings and can adapt to several types of project.

The property is perfectly situated within range of major tourist attractions such as the Marciac Jazz Festival (30 mins), skiing and hiking (1h), the Atlantic coast spa towns (2h) and the Mediterranean (3h30). Train station and airports in proximity.

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Price	€990,000

## Key Information

Internal Area:	430 sqm
Land Area:	50 ha

## Location: Occitanie



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