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## House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



# €294,000

inc. of agency fees

6 Beds      340 sqm      0.17 ha

Located 2 minutes from Tarbes in the heart of a nice village, this incredible mansion with a living space of 340 m<sup>2</sup> is composed of...

### At a Glance

<b>Reference</b>	MFH-ADF1626253	<b>Near to</b>	Tarbes	<b>Price</b>	€294,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	340 sqm
<b>Land</b>	0.17 ha			<b>Land Tax</b>	N/A

### Property Description

Located 2 minutes from Tarbes in the heart of a nice village, this incredible mansion with a living space of 340 m<sup>2</sup> is composed of a kitchen, a lounge, a dining room, 5 bedrooms, a study, a laundry / boiler room, a bathroom and many shower-rooms in the bedrooms. On the garden of 1700 m<sup>2</sup> there are outbuildings with more than 300 m<sup>2</sup>.

As soon as you arrive you're going to love this exceptional residence. A paved driveway takes you to the

front porch. To the right is a magnificent courtyard, in front several outbuildings and to the left the first house followed by the second (the two houses have been connected to increase the living space).

On the ground floor there is a 34 m<sup>2</sup> kitchen with a side door giving onto the north side of the garden, as well as another side door giving onto the south side of the garden. There is also a 28 m<sup>2</sup> dining room and a 30 m<sup>2</sup> lounge from where you go to the 11 m<sup>2</sup> laundry.

On the same level there is a study, a shower-room and a toilet.

A lovely wooden staircase takes you upstairs where there are two bedrooms (28 m<sup>2</sup> and 29 m<sup>2</sup>) and a 30 m<sup>2</sup> shower-room with a dressing room.

Continuing from the shower-room is a third bedroom of 35 m<sup>2</sup> with a shower-room and separate entrance from the laundry.

The second level has a 31 m<sup>2</sup> bedroom with a shower-room and a 32 m<sup>2</sup> room to be renovated.

There are several outbuildings, including barns, carports and garages, to be used as you'd like. This property looks like an enclosed Bigorre-style house; therefore, there is an open outlook from the interior. The garden measure 1700 m<sup>2</sup>.

The heating is supplied by mains gas and the hot water is solar. The joinery is wooden with single glazing. The sanitation is connected to mains drainage.

The roof of the house is covered with natural slate.

Located in the heart of a nice village; 2 minutes south of Tarbes and the motorway; 40 minutes from Pau; 1 hour from Spain and ski slopes; 1 ½ hours from Toulouse; 1 ½ hours from Biarritz and the Atlantic Ocean; 2 ½ hours from Carcassonne and 2 ½ hours from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	6
Price	€294,000

## Key Information

Internal Area:	340 sqm
Land Area:	0.17 ha

## Location: Occitanie



## Gallery



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