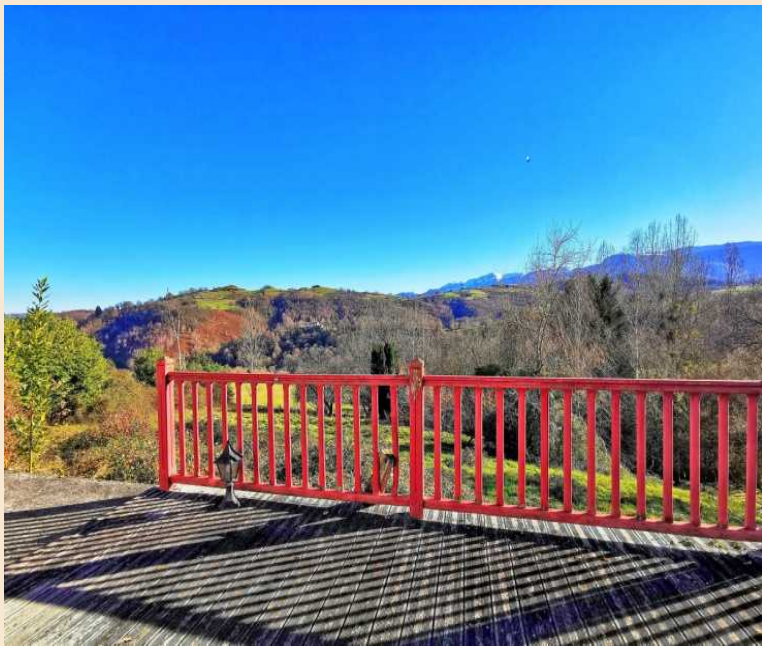


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## Countryside House for sale in Hautes-Pyrénées

Bagnères-de-Bigorre , Hautes-Pyrénées , Occitanie



# €490,000

inc. of agency fees

6 Beds      353 sqm      0.76 ha

Co-exclusivité. Located in an exceptional environment just 5 mins from the market and spa mountain town of Bagnères-de-Bigorre is...

### At a Glance

<b>Reference</b>	MFH-ADF161800317	<b>Near to</b>	Bagnères-de-Bigorre	<b>Price</b>	€490,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	353 sqm
<b>Land</b>	0.76 ha			<b>Land Tax</b>	N/A

### Property Description

Co-exclusivité. Located in an exceptional environment just 5 mins from the market and spa mountain town of Bagnères-de-Bigorre is this lovely home for sale offering 360m<sup>2</sup> of living space with 7600m<sup>2</sup> of land and a panoramic view of the region.

This farmhouse has been renovated and expanded and sits on a dominant, south-facing position possessing a breathtaking view including the castle at Mauvezin around to the Pic du Midi Observatory. Constructed in the form of an 'L', its white facade and bordeaux-coloured woodwork evokes the buildings typical of the Basque region to the west.

The house has 360m<sup>2</sup> of living space set over two floors. The ground floor has a splendid 30m<sup>2</sup> sitting room with an imposing fireplace and a passageway leading to the study or library of 25m<sup>2</sup>. Next is the 20m<sup>2</sup> fitted kitchen which has access to a heated conservatory, a larder and toilet.

The right wing of the house has a lovely bedroom with fireplace, a second kitchen, washroom and laundry room. This section of the house has independent access.

Upstairs are four bedrooms (one of which has a private bathroom), a bathroom and a sauna.

A magnificent terrace and two garden sheds complete the comforts of this excellent property.

The renovations have been completed to a high standard. The majority of the bedrooms have wooden flooring. The other rooms have tile flooring. The subfloor structure is of concrete. Windows are wooden-framed and single and double glazed. Heating uses electricity. The roof is covered in slate. The property is served by an individual sanitation system.

The land is wooded, without any overlooking or close neighbours and is adorned with a stream.

The house may require some change of decor to your tastes and desires of its future owners who may install without any major works and take the time to marry the charm and character of the property with its current comforts.

The area is a little paradise for nature lovers, hikers and cyclists with skiing and the thermal spa to enjoy.

You will be close to all commerce and services in a quiet location just 5 mins from Bagnères-de-Bigorre, 30 mins from Tarbes and its airport, 1h50 from Biarritz and the beach, 1h30 from Toulouse.

## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€490,000

## Key Information

Internal Area:	353 sqm
Land Area:	0.76 ha

## Location: Occitanie



## Gallery



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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