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## House for sale in Hautes-Pyrénées

Trie-sur-Baïse , Hautes-Pyrénées , Occitanie



# €170,000

inc. of agency fees

8 Beds      450 sqm      0.08 ha

Located between Castelnaud-Magnoac and Trie-sur-Baïse is this lovely building offering 450m<sup>2</sup> of space and 6 existing gites. The quiet...

### At a Glance

Reference	MFH-ADF1626287	Near to	Trie-sur-Baïse	Price	€170,000
Bed	8	Pool	No	Hab.Space	450 sqm
Land	0.08 ha			Land Tax	N/A

### Property Description

Located between Castelnaud-Magnoac and Trie-sur-Baïse is this lovely building offering 450m<sup>2</sup> of space and 6 existing gites. The quiet location has a view of the Pyrenees.

This property is an ideal investment or for entertaining friends and family.

The main house: opens directly into the 60m<sup>2</sup> living room with pebble walls. A fireplace has a wood burner

with double facade. There is direct access to the 22m<sup>2</sup> dining room and 11m<sup>2</sup> kitchen. A larder, washroom and toilet complete this level. Stairs lead up from the living room to a spacious landing with four sleeping areas under the attic roof. There is a bathroom and toilet adding comfort.

The gites: four are set on the ground floor and in part on the first floor. They all have the same configuration with a spacious living area (25-30m<sup>2</sup>), a kitchenette, bedroom of 10m<sup>2</sup> minimum, a washroom and a toilet. They all have a 150l hot water storage tank and individual water and electricity meters. There is access to a loft from the central staircase.

The fifth gite is accessed by an exterior staircase and is 45m<sup>2</sup>.

The gites all have electric radiators providing heaters.

The roof was relaid in 1996 and is in very good condition. The shutters are wooden. The windows are wooden framed with one pane of glass and some have an added pane of glass. The loft requires insulating. The loft may be used for habitation across the entire surface. The individual sewage system is up to current regulations and has a 7000l capacity.

All commerce and services less than 10 mins away. 30 mins from Tarbes, 1h from skiing and 2h from the Atlantic coast.

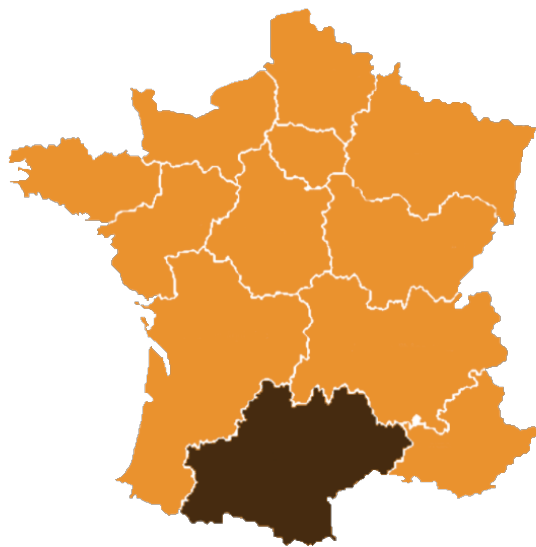
## Summary

Property type:	House
Bedrooms:	8
Price	€170,000

## Key Information

Internal Area:	450 sqm
Land Area:	0.08 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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