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## House for sale in Hautes-Pyrénées

Argelès-Gazost , Hautes-Pyrénées , Occitanie



# €1,435,000

inc. of agency fees

10 Beds      540 sqm      0.77 ha

Located just over 10 mins from Lourdes and its Sanctuary is this magnificent estate for sale at the foot of the Pyrenees. It comprises...

### At a Glance

<b>Reference</b>	MFH-ADF1626315	<b>Near to</b>	Argelès-Gazost	<b>Price</b>	€1,435,000
<b>Bed</b>	10	<b>Pool</b>	No	<b>Hab.Space</b>	540 sqm
<b>Land</b>	0.77 ha			<b>Land Tax</b>	N/A

### Property Description

Located just over 10 mins from Lourdes and its Sanctuary is this magnificent estate for sale at the foot of the Pyrenees. It comprises a manor house dating from 1873, a gîte, a splendid barn and a spa with sauna and jacuzzi. Outside, there is a swimming pool, pétanque court, parking area and 7700m<sup>2</sup> of landscaped grounds bordered by a bucolic stream with water mill.

This estate, with functioning chambre d'hôtes and gîte, constitutes a splendid opportunity for your most

original and varied projects. The potential for exploitation is excellent with possibility to host events such as weddings, seminars, family reunions, training days, cultural or sporting events etc. The only limit is your creativity.

An automated wrought iron gate allows access into the property and the main house. The majestic entrance hall still has the original staircase and one immediately senses the conviviality of this home.

The ground floor is comprised of a spacious, 42m<sup>2</sup> living room with a fireplace equipped with a wood burner, a 35m<sup>2</sup> dining room with a 3.2m high ceiling, a 36m<sup>2</sup> games room, 30m<sup>2</sup> kitchen, utility and heating boiler rooms and a toilet.

Halfway up the stairs, a landing serves a 10m<sup>2</sup> bedroom with washroom and toilet. The first floor consists of a family suite with double bedroom, washroom and toilet. Continuing on is another bedroom with washroom, walk-in wardrobe and access to the kitchen. The second floor has two further suites with washroom and bathroom.

The rest of the buildings consist of a 140m<sup>2</sup> barn (possibility to convert the upper floor to the same surface area) and a splendid gîte offering 172m<sup>2</sup> of space with a living room with wood burner and open kitchen, a laundry, a porch and a toilet on the ground floor. Upstairs are four bedrooms, a washroom and a bathroom. The gîte has a private terrace.

A separate building houses a spa with a 32m<sup>2</sup> space with a superb and unique view of the stream, a 13m<sup>2</sup> mezzanine serving as massage room, a shower and a toilet. Outside is a lovely terrace with jacuzzi.

To complete all that this property has to offer is the landscaped grounds including a pétanque court, a heated 11.5x5.7m swimming pool with pool house, a solar powered shower, automated watering system, a large parking area, a livestock enclosure and a steam with a turning water mill.

The exterior offers a sublime view of the surrounding valley and mountains.

It is difficult to completely cover the extensive assets this property has to offer. It is imperative that you visit and take stock in person.

You will just over 10 mins from Lourdes in a region busy with tourist activity, close to commerce and services, 25 mins from Tarbes-Lourdes airport, 35 mins from Tarbes, 1h from Pau, 1h50 from Toulouse, 2h from Biarritz and 3h from Pau.

## Summary

Property type:	House
Bedrooms:	10
Price	€1,435,000

## Key Information

Internal Area:	540 sqm
Land Area:	0.77 ha

## Location: Occitanie



## Gallery



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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**

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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