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Farmhouse for sale in Hautes-Pyrénées

Lannemezan, Hautes-Pyrénées, Occitanie



€275,000

inc. of agency fees

3 Beds

140 sqm

2 ha

Located 10 mins from Lannemezan is this pretty farmhouse offering 140m² of living space with an interior courtyard and over 600m²...

At a Glance

Reference MFH-ADF1626327

2 ha

Near to Lannemezan

€275,000

Price

Bed 3

Land

Pool No

Hab.Space 140 sqm

Land Tax N/A

Property Description

Located 10 mins from Lannemezan is this pretty farmhouse offering 140m² of living space with an interior courtyard and over 600m² of outbuildings, perfect for an equestrian project with two hectares of grounds bordered by a river.

This lovely property set in the heart of a little countryside village breathes tranquility. It will inspire not only owners of horses, donkeys, goats and sheep but will also adapt to a gite or other projects in this natural

setting.

Today, the old imposing coach entrance has surrendered to a double gate with access to the interior courtyard with its flowers and surrounded by several outbuildings.

The house has 140m² of space and is habitable. Renovated in the 1980's, it has double glazing throughout, a 20m² fitted kitchen with fridge, gas hob, extractor fan and space for a dish washer.

An 8m² larder has access to a toilet and a shower.

Upstairs are two spacious bedrooms, 20m² & 23m². The smaller has access to a 15m² bedroom, ideal for creating a private bathroom and walk-in wardrobe.

The 23m² bedroom has stairs leading to a 70m² loft with ceiling high enough to allow creation of further bedrooms and bathrooms.

To the left of the house is an attached 30m² outbuilding. Once upon a time a chestnut drying room with a loft of the same surface area, it offers an interesting solution to increase the living area of the main house by connecting the two floors. The lower floor has two doors and a window looking onto the courtyard and could add 25m² to the living room. The upstairs could be used for numerous projects: bedroom, games room, cinema, office or library.

The other outbuildings are equally adaptable for your projects. The 20m² porch, 60m² livestock barn and loft would make a lovely gîte with a 25m² covered terrace which has a recent roof covering and framework.

A 125m² barn facing the house has traditional pebble walls and a lovely roof framework and awaits your ideas.

To the left, a pigsty is attached to the old furnace, 60m^2 in total and an ideal location for creating a gîte. And finally, without forgetting, a 60m^2 livestock barn with loft and a 40m^2 shelter overlooks the pastures, perfect for your horses and hay.

The land has a well is bordered by a river which is fed all year round. The property has a septic tank system. Heating is currently supplied by only the open fireplaces present.

The cherry on the cake: 1500m² of land located opposite, a section of which may be constructed upon.

You will be 10 mins from Lannemezan and motorway access, 45 mins from Tarbes, TGV station and airport, 45 mins from skiing, 1h40 from Toulouse and airport, 2h from Biarritz and 3h30 from the Mediterranean.

Summary

Property type: Farmhouse

Bedrooms: 3

Price €275,000

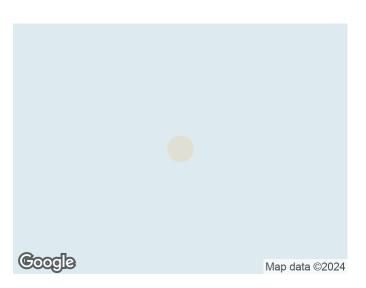
Key Information

Internal Area: 140 sqm

Land Area: 2 ha

Location: Occitanie





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S. and L. BROWN



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