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## House for sale in Hautes-Pyrénées

Dours , Hautes-Pyrénées , Occitanie



# €462,000

inc. of agency fees

4 Beds      303 sqm      0.27 ha

Located in the hills 10 mins east of Tarbes is this unusual loft-style, 303m<sup>2</sup> home for sale. With a metallic structure and superb...

### At a Glance

<b>Reference</b>	MFH-ADF1626338	<b>Near to</b>	Dours	<b>Price</b>	€462,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	303 sqm
<b>Land</b>	0.27 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the hills 10 mins east of Tarbes is this unusual loft-style, 303m<sup>2</sup> home for sale. With a metallic structure and superb volumes it has four bedrooms (including a master suite), a living room with open kitchen, a study, laundry, two bathrooms, three toilets, a 90m<sup>2</sup> artist's studio, a garage and a roof terrace with bathing pool and superb view of the mountains, plus 2700m<sup>2</sup> of land, this is one for your shortlist.

Inside the house, you will discover the immense loft-style living area of 95m<sup>2</sup> with visible metal roof

framework and open kitchen. The floor is waxed cement with underfloor heating. A garden-level entrance opens to the 14m<sup>2</sup> walk-in wardrobe leading to the spacious 48m<sup>2</sup> master suite with office space. There is a bathroom with walk-in shower, corner bath and a separate toilet. This master bedroom suite has its own wood burner.

Back to the living room and an industrial-style staircase leads up to a 56m<sup>2</sup> mezzanine serving three bedrooms (14m<sup>2</sup>, 23m<sup>2</sup> & 25m<sup>2</sup>) as well as a 10m<sup>2</sup> bathroom with toilet. A walkway leads to a roof terrace where you can relax and enjoy the view of the Pyrenees from your tub.

This possesses several selling points you'd expect to find in such a property with spacious volumes designed to maximise infiltration of natural light. This is a wonderful opportunity to obtain a rare and unique property.

Attached to the loft is a 110m<sup>2</sup> workshop with waxed cement flooring and industrial-style, generous windows promoting the sense of space, perfect for DIY enthusiast or artist and includes a 20m<sup>2</sup> garage.

This south-facing villa is in a quiet area and you will enjoy the pleasant garden with lots of flowers and which is entirely fenced.

Construction was 2015. Windows are aluminium framed and double glazed. The living room has underfloor heating produced by an air/water heat pump system. The bedrooms have electric radiators. The property is served by a septic tank system.

This property is 10 mins east of Tarbes, 10 mins from the motorway, 50 mins from skiing, 25 mins from Tarbes-Lourdes-Pyrenees airport, 1h30 from Toulouse, 1h45 from the Atlantic coast.

## Summary

Property type:	House
Bedrooms:	4
Price	€462,000

## Key Information

Internal Area:	303 sqm
Land Area:	0.27 ha

## Location: Occitanie



## Gallery







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