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## Chateau for sale in Hautes-Pyrénées

Maubourguet , Hautes-Pyrénées , Occitanie



# €499,000

inc. of agency fees

5 Beds      380 sqm      0.38 ha

Located 30 mins from Tarbes and 10 mins from Vic-en-Bigorre is this renovated manor house offering 380m<sup>2</sup> of living space including...

### At a Glance

<b>Reference</b>	MFH-ADF1626348	<b>Near to</b>	Maubourguet	<b>Price</b>	€499,000
<b>Bed</b>	5	<b>Pool</b>	Yes	<b>Hab.Space</b>	380 sqm
<b>Land</b>	0.38 ha			<b>Land Tax</b>	N/A

### Property Description

Located 30 mins from Tarbes and 10 mins from Vic-en-Bigorre is this renovated manor house offering 380m<sup>2</sup> of living space including five bedrooms, a living/dining room, spacious fitted kitchen, sitting room, games room, various outbuildings, a summer kitchen, swimming pool and horse boxes on 4000m<sup>2</sup> of grounds filled with trees.

The 11m<sup>2</sup> entrance serves, to the right, a lovely 19m<sup>2</sup> bedroom with 6m<sup>2</sup> washroom and toilet and a 2m<sup>2</sup>

walk-in wardrobe.

To the left of the stairs is a 30m<sup>2</sup> living room which leads to the 46m<sup>2</sup>, entirely fitted kitchen and a 4m<sup>2</sup> larder.

Continuing on is a 30m<sup>2</sup> sitting room with fireplace and which opens to the terrace, barbecue and pool areas.

Upstairs, a landing serves four bedrooms (12m<sup>2</sup>, 14m<sup>2</sup> and two of 19m<sup>2</sup>) and a 10m<sup>2</sup> bathroom.

A 28m<sup>2</sup> games room completes the upper floor as well as an 8.8m<sup>2</sup> mezzanine.

Outside, there is a store room, laundry, utility room, wine cellar, storage hangar, a barn and three horse boxes.

Two lovely terraces overlook the well maintained grounds and garden.

The ensemble is in excellent condition and benefits from all modern comforts.

The roof is covered in tile. Windows are double glazed. Heating is supplied by electricity and wood. The individual sewage system is up to current regulations at time of publication.

Solar panels will save you around 1600 euros annually.

You will be 10 mins from all commerce, 30 mins from airport and from train station, 1h from skiing, 1h30 from Biarritz and from Spain.

## Summary

Property type:	Chateau
Bedrooms:	5
Price	€499,000

## Key Information

Internal Area:	380 sqm
Land Area:	0.38 ha
Swimming Pool?	Yes

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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