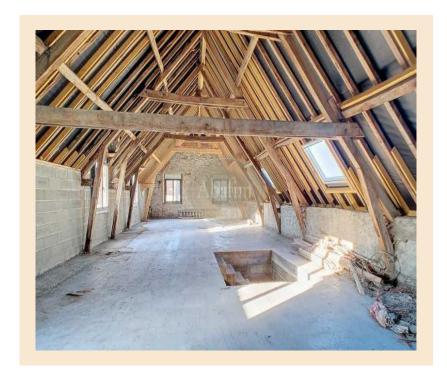


Click to view MFH-ADF1626350

## Farmhouse for sale in Hautes-Pyrénées

Bagnères-de-Bigorre, Hautes-Pyrénées, Occitanie



€456,000

inc. of agency fees

15 Beds

**860** sqm

**0.5** ha

Located 10 mins from Bagnères-de-Bigorre and 10 mins from Tournay is this ensemble for sale comprising a 300m<sup>2</sup> farmhouse to renovate...

### At a Glance

**Reference** MFH-ADF1626350

0.5 ha

Near to Bagnères-de-Bigorre

€456,000

**Bed** 15

Land

Pool No

Hab.Space 860 sqm

Land Tax N/A

Price

## **Property Description**

Located 10 mins from Bagnères-de-Bigorre and 10 mins from Tournay is this ensemble for sale comprising a 300m² farmhouse to renovate and two semi-detached houses currently undergoing renovation, 270m² and 180m² plus, 5000m² of land.

This exceptional ensemble for sale is ideal for an investment, set in the countryside yet close to all commerce and services.

The ensemble comprises:

- A typical farmhouse to renovate, perfect for those seeking a project with plenty of rustic charm. You can modernise this building whilst retaining its original character.

Inside the house, the 15m<sup>2</sup> entrance hall serves, to the right, a 35m<sup>2</sup> room where lots of natural light enters, and to the left is a 30m<sup>2</sup> room.

Upstairs is a splendid 180m<sup>2</sup> loft ready for your projects.

Outside, you will discover another habitable section of the property, ideal for a workshop, professional activity or guest house. This annex consists of a 43m² space on the ground floor, as well as an 11m² fitted kitchen with bread oven, an 18m² bedroom and toilet. Upstairs is a 55m² loft to create more bedrooms if you wish.

The property has over 2000m<sup>2</sup> of land with some outbuildings.

The house requires substantial building and modernisation work to design as you wish. The buildings are traditionally constructed with walls. Work on the roof, wiring, insulation, windows, fitting of a bathroom and kitchen as well as an individual sewage system should be planned to transform this property into an exceptional home.

- Two home currently undergoing renovation.

The renovations are to an excellent standard. The roof framework and coverings are new. The floorings and structures have been entirely reviewed.

The first house has 270m² and is to finish renovating. There are aluminium framed windows sealing it from the elements. The ground floor has a 40m² master bedroom suite, a 10m² entrance hall with toilet and a 75m² living space with open kitchen. Upstairs are 146m² of ample loft space to create bedrooms and a bathroom.

The second house is also to finish renovating and has also aluminium framed windows sealing it from the elements. There is a 60m² living space with open kitchen and a 24m² master bedroom on the ground floor. Upstairs is a 97m² loft to create bedrooms and bathroom.

Construction is traditional with stone walls. The roofs are covered in slate. Wiring, insulation, plumbing and a sewage system need to be completed or added.

Once finished, this ensemble represents a superb opportunity to create an income.

You will be 10 mins from the A64 motorway, from Tournay and the market and thermal spa town of Bagneres-de-Bigorre. 40 mins from skiing. 1h30 from Toulouse, 1h40 from the Atlantic coast and 3h from



Summary

Property type: Farmhouse

Bedrooms: 15

Price €456,000

**Key Information** 

Internal Area: 860 sqm Land Area: 0.5 ha

**Location: Occitanie** 



# Gallery















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

## **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

#### **Testimonials**

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

#### 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.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved