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## 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

<b>Reference</b>	MFH-ADF1626350	<b>Near to</b>	Bagnères-de-Bigorre	<b>Price</b>	€456,000
<b>Bed</b>	15	<b>Pool</b>	No	<b>Hab.Space</b>	860 sqm
<b>Land</b>	0.5 ha			<b>Land Tax</b>	N/A

### Property Description

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 and two semi-detached houses currently undergoing renovation, 270m<sup>2</sup> and 180m<sup>2</sup> plus, 5000m<sup>2</sup> 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 43m<sup>2</sup> space on the ground floor, as well as an 11m<sup>2</sup> fitted kitchen with bread oven, an 18m<sup>2</sup> bedroom and toilet. Upstairs is a 55m<sup>2</sup> 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 270m<sup>2</sup> and is to finish renovating. There are aluminium framed windows sealing it from the elements. The ground floor has a 40m<sup>2</sup> master bedroom suite, a 10m<sup>2</sup> entrance hall with toilet and a 75m<sup>2</sup> living space with open kitchen. Upstairs are 146m<sup>2</sup> 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 60m<sup>2</sup> living space with open kitchen and a 24m<sup>2</sup> master bedroom on the ground floor. Upstairs is a 97m<sup>2</sup> 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 Bagnères-de-Bigorre. 40 mins from skiing. 1h30 from Toulouse, 1h40 from the Atlantic coast and 3h from

the Mediterranean.

## Summary

Property type:	Farmhouse
Bedrooms:	15
Price	€456,000

## Key Information

Internal Area:	860 sqm
Land Area:	0.5 ha

## Location: Occitanie



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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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