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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 300m² farmhouse to renovate...

At a Glance

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

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 15m² entrance hall serves, to the right, a 35m² room where lots of natural light enters, and to the left is a 30m² room.

Upstairs is a splendid 180m² 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 2000m² 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 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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