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Farmhouse for sale in Hautes-Pyrénées

Rabastens-de-Bigorre , Hautes-Pyrénées , Occitanie



€179,000

inc. of agency fees

2 Beds 127 sqm 0.7 ha

Located less than 10 mins from Rabastens-de-Bigorre is this charming farmhouse offering 120m² of living space comprising two bedrooms,...

At a Glance

Reference MFH-ADF1626384

Bed 2

Land 0.7 ha

Near to Rabastens-de-Bigorre

Pool No

Price €179,000

Hab.Space 127 sqm

Land Tax N/A

Property Description

Located less than 10 mins from Rabastens-de-Bigorre is this charming farmhouse offering 120m² of living space comprising two bedrooms, a sitting room, kitchen, bathroom to modernise, various outbuildings and a 7000m² plot of land with trees in a quiet little village with no overlooking neighbours.

This charming farmhouse consists of, on its ground floor, a superb 26m² master bedroom suite with washroom, a 17m² bedroom, a bathroom to modernise and a toilet. There is a 23m² fitted kitchen, 22m²

sitting room and a 19m² living room with splendid wood burner. A 50m² outbuilding with an enormous amount of storage space is accessed from the kitchen. Above is a 100m² loft for creation of extra bedrooms, for example.

Another 40m² loft could be used to create an independent studio for rental purposes.

There are numerous outbuildings (150m² of workshops, covered courtyard, pigsty, henhouse), this 7000m² property has a superb orchard (cherry, apple, fig, quince, mirabelle, apricots, plums) and a well with a pump. There is a lovely view of the surrounding countryside.

Construction is traditions. The roof is covered in tile and in excellent condition. Windows are aluminium framed and double glazed (there is one left still to change). Heating is provided by an air-water pump system. The wiring needs to be modernised. The sewage system will also require updating to current regulations.

You will be less than 10 mins from Rabastens-de-Bigorre, 15 mins from Vic-en-Bigorre, 25 mins from Tarbes, 1h15 from Spain and from skiing, 1h from Pau, 2h from Toulouse, 2h from Biarritz and 2h45 from the Mediterranean.

Summary

Property type:	Farmhouse
Bedrooms:	2
Price	€179,000

Key Information

Internal Area:	127 sqm
Land Area:	0.7 ha

Location: Occitanie



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