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## House for sale in Hautes-Pyrénées

Marseillan , Hautes-Pyrénées , Occitanie



# €359,000

inc. of agency fees

3 Beds      156 sqm      1.7 ha

Located in the countryside with a partial view of the Pyrenees, 15 mins north of Tarbes, is this unusual dwelling (150m<sup>2</sup>) offering...

### At a Glance

<b>Reference</b>	MFH-ADF1626387	<b>Near to</b>	Marseillan	<b>Price</b>	€359,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	156 sqm
<b>Land</b>	1.7 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the countryside with a partial view of the Pyrenees, 15 mins north of Tarbes, is this unusual dwelling (150m<sup>2</sup>) offering a spacious living area with fitted kitchen and fireplace, a larder, master bedroom suite, two bedrooms, a laundry and a vestibule leading to the space for livestock or your professional activity. The 500m<sup>2</sup> garden has flowers and trees, an above ground pool and horse shelter. There is a 13500 m<sup>2</sup> pasture surrounding the house and a second pasture, 3395m<sup>2</sup>, a few mins walk away.

This property will appeal to you if you desire a new home with space for your animals (horses, goats, donkeys...), an agricultural or other professional project. This unusual home, 150m<sup>2</sup>, with construction permit from 2004, is surprising in its layout. The main entrance opens to the immense living space, 58m<sup>2</sup>, with to your left, a central cupboard dividing the sleeping and living areas.

In the centre of the living room is a double faced fireplace, modern and convivial in design. You can enjoy its flames both in the dining and living space.

Slightly raised, the kitchen enjoys lots of natural light. There is an open view of the forest and mountains, as a painting which changes with the seasons. Continuing on is a 2m<sup>2</sup> storage space.

A conservatory is attached to the living area and is to be finished as you desire. It is perfect for growing plants and vegetables in winter or as extra general living space.

The sleeping areas consist of a master suite (14m<sup>2</sup>) with wardrobe space and a private, 5m<sup>2</sup> washroom. The two other bedrooms (12m<sup>2</sup> and 12.5m<sup>2</sup>) are pleasant and have built in storage.

A second washroom has a shower, sink and toilet and is located between the latter two bedrooms. A second independent toilet completes the living spaces.

A vestibule allows access to the equestrian/agricultural/professional space. There are lots of storage shelves and a laundry room.

The 115m<sup>2</sup> hangar has four horse boxes, a saddle room and a 63m<sup>2</sup> mezzanine (on a concrete upper floor) for storing hay. You can house your vehicles and agricultural equipment in this space. Attached to the hangar is a shelter for horses.

The pastures which surround the house are flat and fenced (over 13500m<sup>2</sup>) and another pasture is located a few mins walk away (3395m<sup>2</sup>) providing hay for your animals, for example. The garden next to the house has lots of flowers and trees. The vegetable garden awaits your decision on seeds and the above ground pool is there for your leisure.

Construction of the ensemble is breeze block. The roof framework is metal. The roof is covered in grey cement fibre panels. Windows are double glazed with both automated and manual roller shutters. There are insect screens in the bedrooms. Heating is provided by a recent air/air heat pump system and complemented by the double sided fireplace. There is a recent electric powered hot water storage tank. The property has an individual sewage system.

The diagnostic survey and a virtual visit are available.

This lovely property will suit various project (equestrian, agricultural, professional requiring storage space). You will be in a village with a school and school bus, 15 mins from Tarbes and TGV station, 30 mins from

Tarbes-Lourdes-Pyrenees airport, 1h from skiing, 2h from Biarritz and 1h45 from Toulouse.

## Summary

Property type:	House
Bedrooms:	3
Price	€359,000

## Key Information

Internal Area:	156 sqm
Land Area:	1.7 ha

## Location: Occitanie



## Gallery



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