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## Countryside house for sale in Hautes-Pyrénées

Saint-Laurent-de-Neste , Hautes-Pyrénées , Occitanie



# €280,000

inc. of agency fees

6 Beds      268 sqm      1.23 ha

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### At a Glance

**Reference** MFH-ADF1626392  
**Bed** 6  
**Land** 1.23 ha

**Near to** Saint-Laurent-de-Neste  
**Pool** No

**Price** €280,000  
**Hab.Space** 268 sqm  
**Land Tax** N/A

### Property Description

Located in a quiet village less than 10 mins from Lannemezan is this splendid property (1.2ha) with a canal, offering a comfortable dwelling, a second house and a mill to renovate as well as vast outbuildings. This rare property combines original charm with the potential for a tourism project to flourish, in a natural, pretty setting with its canal bordering the property.

You will fall under the spell of this lovely ensemble with its canal and waterfall at the entrance to the property. The canal offers numerous possibilities. You will have a plentiful supply of water for your vegetable garden and other activities.

Once restored, the old mill with its machinery will augment the flavour and potential of this estate. Attached, the old sawmill has vast outbuildings, perfect for simply using as storage or for a professional project.

The main house is spacious and benefits from lots of natural light bathing its rooms. Totalling 138m<sup>2</sup>, there is a 29m<sup>2</sup> living room with wood burner, a 12m<sup>2</sup> open kitchen, a 12m<sup>2</sup> larder and a toilet.

A wooden staircase leads up to a spacious landing, 18m<sup>2</sup>, serving three comfortable bedrooms (12m<sup>2</sup> & two of 13m<sup>2</sup>), a 7m<sup>2</sup> bathroom and a toilet.

A covered terrace is accessed from the living room where you will enjoy meals with friends and family whilst enjoying the view of the garden with mature trees. It is a perfect spot for relaxing, enjoying the fresh air and the murmuring of the canal.

On crossing a second covered terrace, you will have the unique opportunity to restore a second dwelling. Measuring 130m<sup>2</sup>, it is perfect for transforming into a residence for welcoming friends, family or paying guests.

Its traditional hallway serves a 21m<sup>2</sup> bedroom at the garden level of the house. It also serves a 13m<sup>2</sup> living room, a 22m<sup>2</sup> dining room, an 11m<sup>2</sup> kitchen looking onto the canal and a 4m<sup>2</sup> washroom. Back to the hall, where there is a toilet and a wooden staircase leading up to two 22m<sup>2</sup> bedrooms.

The outbuilding and the mill to renovate complete the charm of this property. The mill should be restored whilst respecting its history and conserving its original elements that make it unique. The outbuildings offer a huge surface to use as you wish. The current configuration would allow several living spaces to be created.

A vast agricultural hangar completes this property which has strong potential and where you can let your imagination run.

Perfect for starting a tourism project.

Don't miss this opportunity to acquire a property marrying charm, comfort and investment potential.

The roof is covered in tile. Windows are PVC framed and double glazed. The property is served by an individual sewage system. Heating is currently supplied by oil.

You will be less than 10 mins from Lannemezan, 30 mins from Tarbes and Tarbes-Lourdes-Pyrenees airport, 1h25 from Toulouse, 2h from the Atlantic coast and 1h30 from Spain.

## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€280,000

## Key Information

Internal Area:	268 sqm
Land Area:	1.23 ha

## Location: Occitanie



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