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## Chateau for sale in Hautes-Pyrénées

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



# €439,000

inc. of agency fees

6 Beds      345 sqm      0.6 ha

Located in Nestier is this property for sale including a building dating from 1870, an independent gite and 6200m<sup>2</sup> of land. Doted...

### At a Glance

**Reference** MFH-ADF1626404

**Bed** 6

**Land** 0.6 ha

**Near to** Saint-Laurent-de-Neste

**Pool** No

**Price** €439,000

**Hab.Space** 345 sqm

**Land Tax** N/A

### Property Description

Located in Nestier is this property for sale including a building dating from 1870, an independent gite and 6200m<sup>2</sup> of land. Doted with an exceptional potential, it can realise numerous projects.

You will fall under the spell of this charming property, dating from 1870 and boasting an excellent potential. Inside the main building, the 13m<sup>2</sup> entrance hall has incredible volumes, immense doors and lots of natural light via the north and south glasswork. It serves a splendid 34m<sup>2</sup> bedroom with 4m high ceilings and direct

access to the terrace and garden.

At the other side of the hall is a superb 33m<sup>2</sup> dining room with also ceilings over 4m high and original fireplace. It connects with the 22m<sup>2</sup> sitting room. The generous windows allow plentiful natural light to all areas of the house.

Continuing on, a second hallway and a passageway leads to the 18m<sup>2</sup> kitchen with attached 4m<sup>2</sup> larder. The passageway leads to two ground floor bedrooms (14m<sup>2</sup> & 20m<sup>2</sup>) each with tap and sink. Further on is an 8m<sup>2</sup> bathroom and 2m<sup>2</sup> toilet. Back to the second hallway and a 12.5m<sup>2</sup> room currently serves as dining room.

A wooden staircase leads up to a convivial space, 45m<sup>2</sup>, currently serving as library. To the eastern side of the library is a new 25m<sup>2</sup> bedroom with private, 5m<sup>2</sup> washroom with toilet. The western side has a new 22.5m<sup>2</sup> bedroom. A door from the library leads to an 84m<sup>2</sup> loft with potentiel to convert.

Back to the hallway and access outside to the independent with private entrance. It consists of a 17m<sup>2</sup> living room, a 22.5m<sup>2</sup> bedroom, a 4.5m<sup>2</sup> washroom with toilet and a laundry outside. The old livestock barn and the loft could be used to create extra living space.

Heading south in the garden, you will discover the grounds and their path leading to a second entrance and direction to the mountains. A perfect setting for welcoming guests.

You will enjoy the superb view of the mountains and the peaceful surroundings from the terrace.

The roof is covered in tile. Windows are, in the majority, wooden framed with one pane of glass. The gîte has PVC windows. Heating is currently provided by the various fireplaces and electric powered radiators. The property is served by a septic tank system.

This exceptional property, dating from the 1870's will require some modernisation work but it is possible certain prospective new owners may prefer to keep its original charm.

You will be in the Nestes region, in Nestier, 3 mins from Saint-Laurent-de-Neste, 10 mins from La Barthe-de-Neste, 15 mins from Lannemezan, 15 mins from Nistos, 30 mins from Saint-Gaudens, 45 mins from Saint-Lary, 45 mins from Loudenvielle, 45 mins from Bagnères-de-Luchon, 45 mins from Spain, 1h20 from Toulouse, 2h from the Atlantic coast and 2h45 from the Mediterranean.

## Summary

Property type:	Chateau
Bedrooms:	6
Price	€439,000

## Key Information

Internal Area:	345 sqm
Land Area:	0.6 ha

## Location: Occitanie



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