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## Farmhouse for sale in Hautes-Pyrénées

Marseillan , Hautes-Pyrénées , Occitanie



# €307,000

inc. of agency fees

5 Beds      280 sqm      2.6 ha

Located 10 km east of Tarbes, in a beautiful and quiet setting with views of the Pyrenees, this authentic farmhouse dates from the...

### At a Glance

**Reference** MFH-ADF1626412

**Near to** Marseillan

**Price** €307,000

**Bed** 5

**Pool** No

**Hab.Space** 280 sqm

**Land** 2.6 ha

**Land Tax** N/A

### Property Description

Located 10 km east of Tarbes, in a beautiful and quiet setting with views of the Pyrenees, this authentic farmhouse dates from the beginning of the 19th century and has a living space of more than 280 m<sup>2</sup> spread over two levels. The ground floor is composed of two living rooms, a dining room, a kitchen, two bedrooms, a bathroom and a toilet. Upstairs, there are three bedrooms and two bathrooms. The grounds measure 26,000 m<sup>2</sup> and have several outbuildings. The ideal property for your different projects!

The entrance hall measures 9 m<sup>2</sup> and has a lovely wooden staircase from the epoch. To the left is the smaller 27 m<sup>2</sup> living room with an imposing fireplace, a 25 m<sup>2</sup> dining room, a very bright 49 m<sup>2</sup> living room with patio doors and a spacious 27 m<sup>2</sup> kitchen.

To the right of the entrance hall is a 22 m<sup>2</sup> room that could be used as a bedroom or study, a 7 m<sup>2</sup> bathroom with a toilet and then a 23 m<sup>2</sup> bedroom.

Upstairs, there are three bedrooms (14 m<sup>2</sup>, 18 m<sup>2</sup> & 19 m<sup>2</sup>), two 7 m<sup>2</sup> bathrooms, passages and cupboards.

The grounds measure 26,000 m<sup>2</sup> and have many outbuildings: garage, workshop, pigsty, cowshed, agricultural hangar, shed, lean-to and big lofts. All you need in order to create gites or to be used by a self-employed craftsman.

The house has a central-heating system that is supplied by an oil-fired boiler.

The drainage system is connected to a septic tank.

The roof is in good condition and tiled. The roof structure is traditional. The big attic is used for storage.

Located 10 km from Tarbes and the A64 motorway; in a village with some businesses and a Post Office; an hour and a half from Toulouse; an hour and 40 minutes from the Atlantic Ocean; 3 and a half hours from the Mediterranean Sea.

## Summary

Property type:	Farmhouse
Bedrooms:	5
Price	€307,000

## Key Information

Internal Area:	280 sqm
Land Area:	2.6 ha

## Location: Occitanie



## Gallery



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