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Countryside House for sale in Hautes-Pyrénées

Aureilhan , Hautes-Pyrénées , Occitanie



€494,000

inc. of agency fees

4 Beds 275 sqm 0.5 ha

Located 5 mins north of Tarbes in Orleix is this superb architect designed home for sale including a swimming pool and tennis court...

At a Glance

Reference	MFH-ADF1626436	Near to	Aureilhan	Price	€494,000
Bed	4	Pool	Yes	Hab.Space	275 sqm
Land	0.5 ha			Land Tax	N/A

Property Description

Located 5 mins north of Tarbes in Orleix is this superb architect designed home for sale including a swimming pool and tennis court on lovely grounds of 5200m². A pump 18m below ground and a generator supply water and electricity for complete autonomy if one wishes. A charming character property.

You will fall under the spell of this exceptional property, with pool and tennis court, as you arrive in the splendid grounds filled with fruit and ornamental trees. This architect designed home has 275m² of living space as well as lots of charm under its magnificent roof, covered in Angers slate.

The main entrance opens to reveal a superb 23m² hallway with wooden spiral staircase created by a local professional. Continuing on is a 24m² living room with lots of natural light and fireplace for cosy evenings. Two patio doors allow access to the terrace and pool, to renovate.

The 28m² dining room is accessed from both the hall and living room and is spacious with a first floor mezzanine. Two patio doors lead to the pool and terrace.

Adjacent is the 8m² fitted kitchen with superb vintage style furniture. A passageway leads to an 8m² larder, very practical, and a storage room leading to the attached double garage.

Back to the hallway and a cupboard with mirror gives the impression of infinity. There is a toilet with wash basin.

A second passageway leads to the sleeping areas and garden. A 17m² bedroom has a private washroom with walk-in shower and a patio door to the garden. A 19m² bedroom also has a patio door to the garden, 5m² private washroom and vintage style furniture. A second toilet is shared.

Two separate staircases lead upstairs. The spiral staircase already mentioned leads to a superb mezzanine overlooking the dining and living rooms. It leads to a 31m² room with high ceiling thus perfect for a superb bedroom or games room.

To the other side of this room is a landing where the second staircase is located as well as a toilet with wash basin.

This landing serves the third bedroom, a 21m² master suite with walk-in wardrobe and washroom as well as vintage style furniture.

The mezzanine, 19m² bedroom and the master suite each have patio doors leading to the solarium. This superb terrace, perfect for sunbathing, has a lovely view of your property.

Attached to the house is a 45m² double garage.

The tennis court in the garden will enhance your weekends.

Back to the garden and, after having finished your tennis match, you can collect various fruits from your orchard. A second garage, 17m², shelters garden equipment and an oil powered generator assures independence from the national grid should you require.

Next is the vegetable garden where water is supplied by a pump 18m below the surface. Thanks to a system of taps, this water supplies the garden as well as the house with spring water. Buried pipes around the property supply free water.

The pool will provide moment of pleasure and relaxation but should be renovated. The equipment is functional but the liner should be replaced.

The roof is covered in slate from Angers and is very good condition. Windows are aluminium framed and double glazed. Electric powered convector radiators provide heat. The fireplace has never been used but will provide extra heat. An electric powered hot water storage tank provides hot water. The property is connected to the sewage mains.

You will be 5 mins north of Tarbes which has a TGV station. 15 mins from Tarbes-Lourdes-Pyrenees airport, 1h30 from the Atlantic coast, 1h from Spain and from skiing and 3h from the Mediterranean.

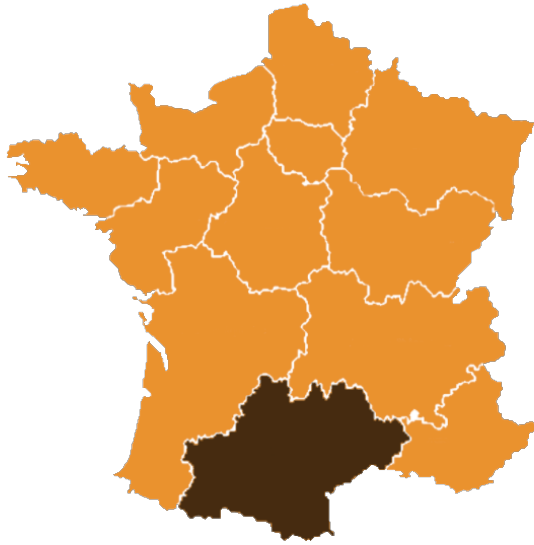
Summary

Property type:	Countryside house
Bedrooms:	4
Price	€494,000

Key Information

Internal Area:	275 sqm
Land Area:	0.5 ha
Swimming Pool?	Yes

Location: Occitanie



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