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## Countryside house for sale in Hautes-Pyrénées

Tournay , Hautes-Pyrénées , Occitanie



# €330,000

inc. of agency fees

5 Beds      225 sqm      12 ha

Located in a quiet area between Tarbes and Tournay, this old farmhouse with a current living space of 225 m<sup>2</sup> has views of the Pyrenees,...

### At a Glance

<b>Reference</b>	MFH-ADF1626518	<b>Near to</b>	Tournay	<b>Price</b>	€330,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	225 sqm
<b>Land</b>	12 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a quiet area between Tarbes and Tournay, this old farmhouse with a current living space of 225 m<sup>2</sup> has views of the Pyrenees, 500 m<sup>2</sup> of outbuildings and 12 hectares of land.

On the ground floor, to the right of the entrance hall is a very bright 40 m<sup>2</sup> living room with an open

fireplace. To the left of the entrance hall is a big 35 m<sup>2</sup> kitchen equipped with a wood-burning insert; this room could be converted for other purposes. There is also a 27 m<sup>2</sup> laundry room, a 16 m<sup>2</sup> bedroom, a shower-room that was recently redone and a separate toilet.

Upstairs, you'll find 4 big bedrooms (15 to 16 m<sup>2</sup>), all very bright and with views of the Pyrenees. There is also a shower-room and a separate toilet. There are two huge attic spaces (50 & 70 m<sup>2</sup>) that are suitable for conversion.

The garage can hold two vehicles and there is a 40 m<sup>2</sup> wine and spirits house. Great potential and authentic with its pebble stone walls.

The yard and outside areas of 3500 m<sup>2</sup> face due south. There are several agricultural hangars and buildings for cattle (+500 m<sup>2</sup>) for professional or leisure use.

The land has great agricultural value and is composed of arable land and meadows spread over 12 hectares.

Joinery is single-glazed.

Heating via wood-burning and natural gas.

Individual drainage system connected to a septic tank that is up to code.

Located 5 minutes from Tournay (has all conveniences) and from the A64 motorway; 20 min from Tarbes; 1 hr from ski stations; 2 hrs from the beaches on the Atlantic coast.

## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€330,000

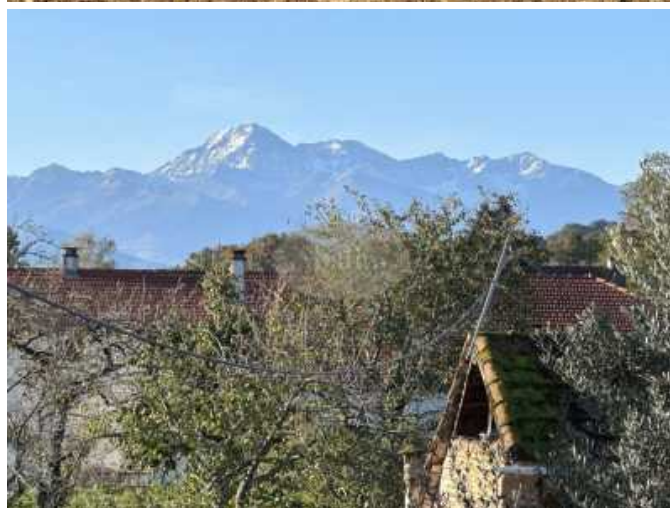
## Key Information

Internal Area:	225 sqm
Land Area:	12 ha

## Location: Occitanie



## Gallery





Rez de chaussée

Les plans et données sont approximatifs, les mesures sont en m.



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