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## House for sale in Hautes-Pyrénées

Lourdes , Hautes-Pyrénées , Occitanie



# €284,000

inc. of agency fees

3 Beds      130 sqm      0.05 ha

Located 5 minutes from Lourdes, this renovated house measures 130 m<sup>2</sup> and is composed of a big living-cum-dining room with an open-plan...

### At a Glance

<b>Reference</b>	MFH-ADF1626618	<b>Near to</b>	Lourdes	<b>Price</b>	€284,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.05 ha			<b>Land Tax</b>	N/A

### Property Description

Located 5 minutes from Lourdes, this renovated house measures 130 m<sup>2</sup> and is composed of a big living-cum-dining room with an open-plan kitchen, 3 bedrooms, a bathroom and a shower-room. The separate gite will allow for rental income. Fenced in garden of 500 m<sup>2</sup> with magnificent views of the Pyrenees.

Quietly situated, this lovely property is composed of two renovated dwellings and will charm you with its features and idyllic setting.

You first come upon a cosy entrance hall with a big cupboard (sliding door) and a storage space that is very practical. To the left, a bright 25 m<sup>2</sup> room could be used as needed, perhaps an office for a learned professional. To the right is an interior access towards the gite.

A lovely wooden staircase leads to the second part of the house.

A big 50 m<sup>2</sup> living space has beautiful views of the mountains and direct access to the terrace which has a barbecue that you'll enjoy on lovely summer evenings. You'll appreciate the open-plan kitchen, which has an island and a bar. You'll enjoy the wood-burning heater on winter evenings. Then there is a bright dining room.

A hallway leads to a 13 m<sup>2</sup> bedroom that has a built-in cupboard. The modern wallpaper is lovely. This room is followed by a nice bathroom (7.6 m<sup>2</sup>) with a tub, a large walk-in shower and a big washbasin. The modern aspect will certainly please you. This level also has a separate toilet.

The last floor is divided into two night spaces with a shower-room and a toilet. The 30 m<sup>2</sup> attic space could be converted into additional bedrooms, a playroom, etc.

The gite (28 m<sup>2</sup>) has a separate entrance and a private terrace. Well laid out, it is composed of a kitchen giving onto the dining room, a nicely decorated bedroom, a shower-room and a separate toilet. It is currently let out for 450 euros/month.

The enclosed garden of 500 m<sup>2</sup> is waiting for your ideas to make it even more beautiful. A garage with a workshop area and outbuildings offer several spaces for storage.

The roof is recent and tiled with slate. All the joinery is double-glazed and the insulation of the house is efficient. Several sources for heating: a wood-burning heater, an air/air heat pump and electric heaters in the bedrooms. Individual drainage system.

Located 5 minutes from Lourdes; 8 min from the sanctuary and high-speed train station (TGV); 20 min from an airport; 30 min from Tarbes; 40 min from Pau.

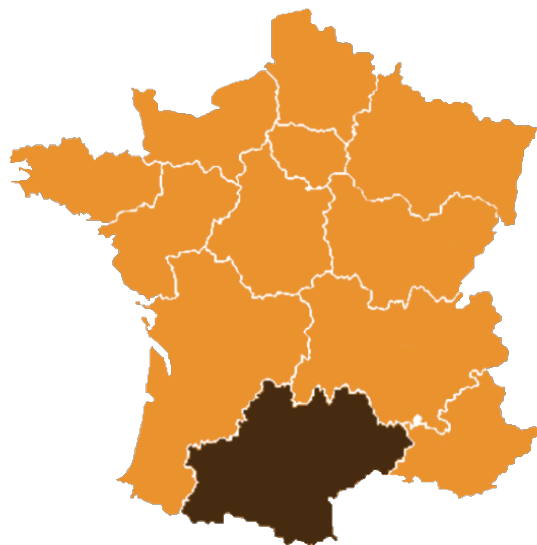
## Summary

Property type:	House
Bedrooms:	3
Price	€284,000

## Key Information

Internal Area:	130 sqm
Land Area:	0.05 ha

## Location: Occitanie



## Gallery



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