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House for sale in Hautes-Pyrénées

Argelès-Gazost , Hautes-Pyrénées , Occitanie



€349,000

inc. of agency fees

6 Beds 187 sqm 0.05 ha

Located 15 mins from Argelès-Gazost is this spacious and charming 6-bedroom home for sale, typical in style of the region, the Bigorre....

At a Glance

Reference	MFH-ADF1626625	Near to	Argelès-Gazost	Price	€349,000
Bed	6	Pool	No	Hab.Space	187 sqm
Land	0.05 ha			Land Tax	N/A

Property Description

Located 15 mins from Argelès-Gazost is this spacious and charming 6-bedroom home for sale, typical in style of the region, the Bigorre. There are 187m² of living space with a pleasant south-facing garden with view of the surrounding mountains. Perfect for a large family, chambre d'hôtes or dormitory activity for hikers of the mythical GR10 cross-Pyrenean trail.

The ground floor of this "Bigourdane" home has a small porch opening to the entrance hall which serves, to

the left, a 27m² living room continuing to the 14m² fully fitted kitchen. This has access to the pleasant and tranquil, south-facing wooden terrace. To the right of the entrance is a lovely bedroom, 15.5m² with a 9m² washroom and toilet.

A central wooden staircase, the original, leads to a landing opening to a passageway and the first floor. An independent apartment could be envisaged as there is a living space with wooden kitchen, cosy sleeping area opening to a large balcony and a washroom with toilet.

This floor has a 30m² room with a rear 15m² room which could be transformed as you wish. It could serve as a dormitory to serve the numerous hikers which cross the area via the famous GR10 trail. It could also serve as a games room, relaxation room, as you wish.

The second floor has a landing currently used as a kitchen area much appreciated by the occupants of the four bedrooms on this floor. Three have charming showers, all the more so as they are otherwise obsolete and the 4th bedroom has a private shower and toilet. There is also another toilet on this floor.

A 62m² basement cellar completes this dwelling.

A stove with a back boiler uses wooden pellets and supplies an efficient central heating system. The pellets are stocked in a basement silo and are routed to the first floor by a clever aspiration system. Hot water is produced by a modern instant electric system.

There are stone walls and a slate roof. The terrace is made from wood. All ground floor windows are double glazed, others have one pane of glass. Apart from the basement and the first floor dormitory, the house has been rewired.

A virtual walkthrough is available on the Abafim.com website.

You will be 15 mins from Argelès-Gazost, 5 mins from the Pyrenees National Park, 25 mins from Lourdes and TGV, 30 mins from Tarbes-Lourdes-Pyrenees airport, 2h15 from Toulouse and 3h from Bordeaux.

Summary

Property type:	House
Bedrooms:	6
Price	€349,000

Key Information

Internal Area:	187 sqm
Land Area:	0.05 ha

Location: Occitanie



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