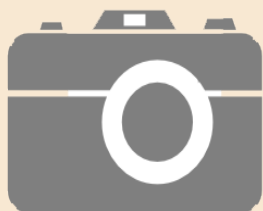


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House for sale in Hautes-Pyrénées

Bagnères-de-Bigorre , Hautes-Pyrénées , Occitanie



€472,000

inc. of agency fees

4 Beds

138 sqm

1.9 ha

Located in proximity to Bagnères-de-Bigorre is this superb 138m² renovated home for sale offering a great view of the Pyrenees. South-facing,...

At a Glance

Reference	MFH-ADF1626621	Near to	Bagnères-de-Bigorre	Price	€472,000
Bed	4	Pool	No	Hab.Space	138 sqm
Land	1.9 ha			Land Tax	N/A

Property Description

Located in proximity to Bagnères-de-Bigorre is this superb 138m² renovated home for sale offering a great view of the Pyrenees. South-facing, this property benefits from maximum exposition all year long creating a veritable haven of tranquility. There are four bedrooms, three washrooms, 1.9 hectares of grounds and several outbuildings. A rare property for you to discover.

Nestled in a little hamlet, this home will appeal via its idyllic location, panoramic views and quality

presentation. It constitutes an ideal residence to live all year round or spend your holidays. With possibility to rent seasonally, it can also generate a substantial revenue.

The wooden terrace, as you arrive at the house, invites you to take in the spectacular views and natural environment.

The ground floor has a cosy entrance hall serving the vast living area, comprising an open fully fitted kitchen and grand dining room with bow windows. The view of the Montaigu peak is spectacular all day long.

The eastern section of the house has a cosy and refined sitting room with wood burner and offers access to the terrace with hot tub, a superb space for relaxing. A library, attached to the sitting room, is ideal for quiet reading or meditation and benefits from bay windows allowing you to sense the harmony of the exterior.

A corridor from the entrance hall accesses a washroom with toilet, optimising access to the hot tub. Another toilet completes the ground floor.

Upstairs, the 15m² master suite is distinguished via its double south-west exposition, view of the Pyrenees and private shower. A second bedroom measures 17m² and has visible stone walls adding extra charm. The third bedroom, 13m², has an independent access from the sitting room offering intimacy. The landing has a washroom with toilet and stairs lead to the fourth bedroom with sloping walls and a 24m² footprint.

Each room in this home enjoys a splendid view, be it the mountains, garden or piedmont. The tasteful renovation marries quality materials with a modern style whilst preserving the traditional spirit.

There is easy access to the property and two parking areas allow several vehicles to be stored.

The 1.9 hectares of grounds are superbly landscaped with steps and stone walls. Several trees and shrubs have been planted to create diverse spaces and ambiances. A shed and an outbuilding allow storage of garden equipment, firewood, skis etc. A second outbuilding, currently used as a workshop, has electricity.

Construction is traditional and the slate roof covering is in excellent condition. All windows are double glazed. The sewage system is up to current codes at time of publication. The heating system is mixed (condensation heat pump and wood burner) assuring comfort in all seasons.

This excellent property will provide a lovely home and should be one for your shortlist.

You will be 10 mins from all commerce and services in Bagnères-de-Bigorre, 10 mins from golf course, 30 mins from Tarbes for TGV and Tarbes-Lourdes-Pyrenees airport, 40 mins from skiing at La Mongie, 2h from Toulouse, 2h from the Atlantic coast and 1h30 from Spain.

Summary

Property type:	House
Bedrooms:	4
Price	€472,000

Key Information

Internal Area:	138 sqm
Land Area:	1.9 ha

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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