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## House for sale in Hautes-Pyrénées

Horgues , Hautes-Pyrénées , Occitanie



# €324,000

inc. of agency fees

5 Beds      240 sqm      0.12 ha

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### At a Glance

Reference MFH-ADF1626642

Near to Horgues

Price €324,000

Bed 5

Pool No

Hab.Space 240 sqm

Land 0.12 ha

Land Tax N/A

### Property Description

Located in Horgues is this 240m<sup>2</sup> home for sale. Constructed in 1957 it has several selling points including ground floor bedrooms and a functioning, profitable first floor gîte. There are two entrances, two living rooms with open kitchen, five bedrooms, relaxation room, study, gym with sauna, three washrooms, a bathroom, five toilets and a workshop. The 1200m<sup>2</sup> garden houses a garage, carport, several terraces, barbecue, a pool and a pool house. All commerce in walking distance. This unusual property has a lovely view of the mountains.

This unusual property is unique with two independent entrances allowing flexibility should you wish to exploit the gîte or install a large family of all ages allowing tranquility and independence.

There is space for parking several vehicles in the courtyard or in the carport. The covered terrace is welcoming and perfect for spending time outside all year round.

On entering the house you will discover, to your left, the first bedroom suite (17.5m<sup>2</sup>) with garden view and a private washroom with sink, shower, towel-dryer radiator and toilet.

The second bedroom suite (18m<sup>2</sup>), bohemian in style, has a walk-in wardrobe and a bathroom.

Returning to the entrance and you will discover the main living space, 38m<sup>2</sup> which enjoys lots of natural light. There are several defined spaces: sitting room opening to the terrace, a dining corner with view of the mountains and a fully fitted kitchen for those with culinary designs.

The industrial style marries perfectly with the wooden flooring creating a modern and cosy atmosphere. A dynamic and charming touch is added with the “Basque Red” wall. The plaster ceiling mouldings add a retro feel creating an undeniable sense of conviviality, ideal for entertaining family and friends.

The 6.35m<sup>2</sup> office space is ideal for working from home and is equipped with storage cupboards and there is a toilet nearby.

A doorway leads to the second part of the house but could be removed to facilitate movement from the private quarters and the gîte section.

To your left is a 9.6m<sup>2</sup> laundry room and a sliding door leads to the second entrance hall (14m<sup>2</sup>) and access to the gîte.

Opposite is a 16m<sup>2</sup> gym equipped with a sauna for relaxation after a workout.

Attached to the gym is a 15m<sup>2</sup> bedroom equipped with a private shower and wash basin.

Stairs lead up from the second entrance hallway to a landing and access to a loft and a toilet.

To your left is a charming washroom equipped with shower, double sink, toilet and towel-dryer.

Continuing on are two bedrooms. The first is 13m<sup>2</sup> and has a storage cupboard. The second is 14m<sup>2</sup>. The decor is tasteful and the repeat clientele of the gîte allows a comfortable revenue. Turnover available on request and which could be improved upon.

Opposite is the spacious living space (35m<sup>2</sup>) bathed in natural light and an attached kitchen (12m<sup>2</sup>). Together, they offer an open view of the majestic Pyrenees. The balcony allows you to take in some vitamin D. The

kitchen is pleasant with a neutral decor with tones of beige and brick.

Furthermore, you can access a relaxation room hidden behind a curtain and will appeal to children. A second loft completes this level.

Outside numerous spaces await: a terrace with barbecue (gite-side) and a pool area (private-side). An above ground pool (5.6x3.6m) is heated and has a wave system and is filtered and treated with chlorine.

The summer kitchen attached to the house is perfect for entertaining friends and family.

The pool house offers unique relaxation and may be used as an unusual dwelling for young and old.

A carport will house two vehicles. A workshop is present for DIY enthusiasts.

The garden boasts several trees, shrubs and flowers creation a colourful ensemble which varies with the seasons. A charming little pond adds a touch of serenity.

Construction is traditional and the house was renovated in 2013. Windows are double glazed with automated roller shutters.

There is gas central heating. A Styx gas system supplies constant hot water. Ideal for a large home and running the gîte. The main living room of the gîte has air conditioning.

There is an individual sewage system (septic tank) up to current codes at time of publication and is 5000 litres. Two rainwater recuperation barrels are buried and will water your garden.

Diagnostic survey available on request.

This surprising home is 5 mins from Tarbes, 15 mins from Tarbes-Lourdes-Pyrenees airport, 25 mins from Lourdes, 50 mins from skiing, 1h30 from Toulouse and from Biarritz, 3h30 from the Mediterranean. All services 10 mins walk away (schools, medical centre, commerce, bus stop).

## Summary

Property type:	House
Bedrooms:	5
Price	€324,000

## Key Information

Internal Area:	240 sqm
Land Area:	0.12 ha

## Location: Occitanie



# Gallery





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