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House for sale in Hautes-Pyrénées

Bagnères-de-Bigorre , Hautes-Pyrénées , Occitanie



€608,000

inc. of agency fees

2 Beds 112 sqm 0.2 ha

Located 10 minutes from Bagnères de Bigorre and 15 min south of Tarbes, this single-storey house measures 112 m² and is composed of...

At a Glance

Reference	MFH-ADF1626665	Near to	Bagnères-de-Bigorre	Price	€608,000
Bed	2	Pool	No	Hab.Space	112 sqm
Land	0.2 ha			Land Tax	N/A

Property Description

Located 10 minutes from Bagnères de Bigorre and 15 min south of Tarbes, this single-storey house measures 112 m² and is composed of a big living room, an open-plan kitchen, 2 bedrooms, a study, 2 shower-rooms, a toilet and a laundry room. The lovely terrace has views of the Pyrenees and the garden of 2000 m² is fenced in. The business premises have a car park, an outside bar, a big covered 82 m² terrace and a 136 m² room with 2 toilets and a kitchen. Handicapped access that is up to code. A 117 m² agricultural hangar has many possibilities to give free reign to your imagination. The garden of 2000 m² is fenced in and has an automatic

front gate.

Situated between Tarbes and Bagnères de Bigorre, this property allows for the development of a business on a busy street, all the while living in a modern and environmentally friendly house. It is divided into two separate spaces and enclosed in order to respect the private area.

From the entrance, the hall has cupboards with sliding doors and lots of space for storage. The kitchen is easily reached on the right from the pantry/laundry room.

Opposite, you discover a magnificent living area that is cosy and bright, facing south. This big 50 m² room has a central fireplace and is surrounded by the living room, dining room and fitted open-plan kitchen. A cosy atmosphere is omnipresent, with a counter for drinks and eating. The covered terrace is reached from the living room and has lovely views of the Pyrenees.

Returning to the hall, the sleeping area is on the left, with a separate toilet opposite the study. It is followed by a shower-room with a walk-in shower and a bedroom/study. Finally, the master bedroom has a walk-in closet and a beautiful shower-room with a walk-in shower and a toilet.

The meticulous decoration and quality materials of this recent construction will allow you to move in quickly.

The terrace is a haven of peace, with wonderful views of the mountains and the village. Tranquility guaranteed thanks to the absence of neighbours.

The commercial part is nicely organized around a central tarmac yard. From the car park, you discover a wonderful covered stage. This space has lighting and a sound system for you to organize concerts and shows. It also has a charming bar/barbecue for direct selling.

Opposite the stage, the big covered terrace can accommodate 60 table settings. In summer as in winter, this space allows the organization of many events and reception of various clientele. Two wide doors permit to circulate easily and an access inside to the second room.

This lovely space of 136 m² is decorated in the style of rock and roll and has a very good sound system. The eating area is in front of the bar, as is the stage for a DJ and a band. A floor is suitable for conversion, allowing for more clients after a little work. The two toilets are up to code for the handicapped and have a washbasin and hand dryers.

At the back, the professional kitchen is equipped with all the necessary material.

The property is finished off with a 117 m² agricultural hangar. Adjacent to the bar/restaurant, it could be converted in order to develop an additional activity. The construction is recent, with a metal structure that allows for a quick opening since there is no work needed.

This property is ideal:

- a commercial building needing no work (terrace, bar, restaurant, kitchen)
- an agricultural hangar
- a modern single-storey house
- no neighbours
- views of the Pyrenees

Located in a charming village between Tarbes and Bagnères de Bigorre; 10 min from a golf course; 20 min from the motorway, a high-speed train station (TGV) and an airport (TLP); 40 min from ski slopes; 1 hr 30 min from Toulouse, Biarritz and Spain.

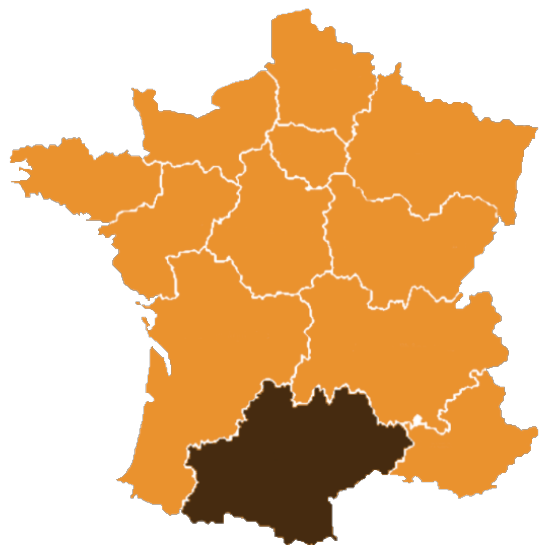
Summary

Property type:	House
Bedrooms:	2
Price	€608,000

Key Information

Internal Area:	112 sqm
Land Area:	0.2 ha

Location: Occitanie



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