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## Farmhouse for sale in Hautes-Pyrénées

Aureilhan , Hautes-Pyrénées , Occitanie



# €439,000

inc. of agency fees

4 Beds      195 sqm      0.1 ha

Located 5 mins north of Tarbes is this lovely renovated farmhouse including a splendid open living space, a central fireplace, large...

### At a Glance

<b>Reference</b>	MFH-ADF1626678	<b>Near to</b>	Aureilhan	<b>Price</b>	€439,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	195 sqm
<b>Land</b>	0.1 ha			<b>Land Tax</b>	N/A

### Property Description

Located 5 mins north of Tarbes is this lovely renovated farmhouse including a splendid open living space, a central fireplace, large patio doors, four bedrooms, a big bathroom and a superb garden with view of the Pyrenees.

You will fall immediately under the spell of this charming farmhouse with view of the Pyrenees. Inside, the splendid 95m<sup>2</sup> living space comprises the kitchen, dining area and sitting room where the modern central

fireplace sits. Two patio doors lead to the terrace and pleasant garden.

A passageway from the living space leads to three bedrooms at the garden level of the property. Two 13m<sup>2</sup> bedrooms each have cupboards. The third bedroom, 12m<sup>2</sup>, is currently being finished.

An opening leads to the 11m<sup>2</sup> bathroom with walk-in shower and bath. The 1.7m<sup>2</sup> toilet is separate.

Back to the living room and a superb wooden staircase leads up to a mezzanine transformed to a vast child's games area and an 11m<sup>2</sup> bedroom.

Outside, you can stroll around the garden where you will benefit from a shed for housing animals and a garage. This plot offers a breathtaking view of the majestic Pyrenees with their snow capped summits contrasting proudly against the blue sky.

The roof is covered in black tile. Windows are both aluminium and PVC framed and boast automated roller shutters. The central fireplace provides heating as well as electric powered radiators. The property is served by an individual septic tank sewage system up to code at time of publication.

This opportunity should not be missed. You will be 5 mins north of Tarbes and 25 mins from Tarbes-Lourdes-Pyrenees airport, 1h30 from the Atlantic coast, 3h30 from the Mediterranean and 1h from skiing.

## Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€439,000

## Key Information

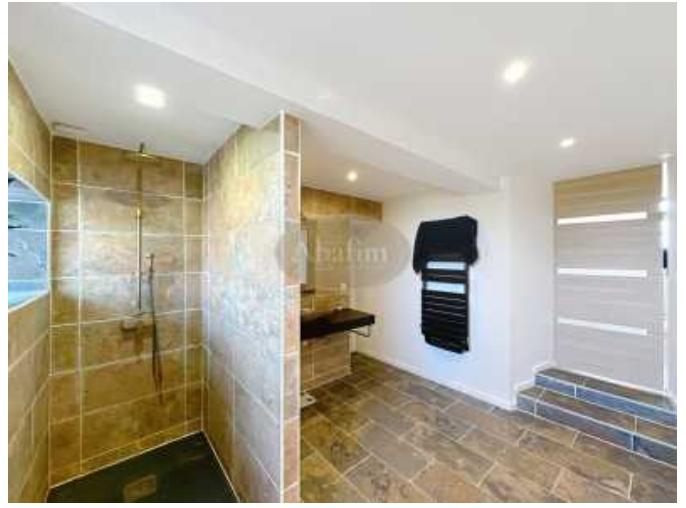
Internal Area:	195 sqm
Land Area:	0.1 ha

## Location: Occitanie



## Gallery





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