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House for sale in Hautes-Pyrénées

Maubourguet , **Hautes-Pyrénées** , **Occitanie**



€590,000

inc. of agency fees

4 Beds **210 sqm** **0.8 ha**

Just 18 minutes from Maubourguet, this beautiful residence with panoramic views of the Pyrenees offers 4 bedrooms, two bathrooms,...

At a Glance

| | | | | | |
|------------------|----------------|----------------|-------------|------------------|----------|
| Reference | MFH-ADF1626702 | Near to | Maubourguet | Price | €590,000 |
| Bed | 4 | Pool | No | Hab.Space | 210 sqm |
| Land | 0.8 ha | | | Land Tax | N/A |

Property Description

Just 18 minutes from Maubourguet, this beautiful residence with panoramic views of the Pyrenees offers 4 bedrooms, two bathrooms, a fitted kitchen, a spacious dining room, a large lounge, a workshop, a double garage, an attic that could be converted and a huge south-facing terrace, all set in 8500m² of wooded grounds.

This 90's construction is a replica of a 'small manor house', with quality fixtures and fittings, solid wood doors and bevelled tiles. It's easy to move from one room to another, just like in an old mansion, and you'll

love the staff ceilings and columns that add a certain charm to the house.

You enter through a beautiful door opening into a dome that leads to the right wing, a fitted kitchen (20m²), a storeroom, a bathroom (12m²) with double basins, bath and shower with balneotherapy, a wc and a beautiful bedroom (22m²). The kitchen and bedroom have direct access to the terrace. On the left wing, you will find a 54m² living/dining room with a beautiful stone fireplace and access to the terrace. The sleeping area is behind the living rooms and comprises a bedroom (12m²), a bedroom/study (10m²), a bathroom with wc (7m²), a bedroom (12m²) and a utility room (15m²).

Access to the house is via a terrace on the ground floor, the doors and hallways are suitable for a person with reduced mobility.

A beautiful central staircase leads to the first floor, where you will have every opportunity to convert the attic space, giving a floor area of around 200m².

The outbuildings adjoining the house are located in the right-hand wing behind the cellar : a double garage (62m²) with a utility room. The second is on the left wing behind the utility room : a workshop (35m²).

The roof is of natural slate, and the construction is traditional. Heating and water production are provided by a combined boiler and air/water heat pump, underfloor heating is coupled with a fireplace, and an underground gas tank is used mainly for the kitchen, with glass wool insulation and PVC double-glazed windows with electric roller shutters. There is a mains drainage system.

This beautiful house is set in a peaceful, south-facing location with lovely views of the Pyrenees from its 8500 m² of wooded, enclosed grounds.

You will be 18 minutes from Maubourguet, the college and schools, 25 minutes from Aire sur Adour and the motorway, 45 minutes from Tarbes, 1 hour from Pau, the TGV train station, airports and the motorway, 2 hours from Bordeaux and the airport, and 1 hour 30 minutes from the beaches of the Landes.

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Price | €590,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 210 sqm |
| Land Area: | 0.8 ha |

Location: Occitanie



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