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## House for sale in Hautes-Pyrénées

Maubourguet , Hautes-Pyrénées , Occitanie



# €525,000

inc. of agency fees

9 Beds      468 sqm      0.43 ha

Located 20 mins from Marciac and 40 mins from Pau or Tarbes is this renovated property for sale dating from 1786. It has 550m<sup>2</sup> of...

### At a Glance

**Reference** MFH-ADF1625729

**Bed** 9

**Land** 0.43 ha

**Near to** Maubourguet

**Pool** No

**Price** €525,000

**Hab.Space** 468 sqm

**Land Tax** N/A

### Property Description

Located 20 mins from Marciac and 40 mins from Pau or Tarbes is this renovated property for sale dating from 1786. It has 550m<sup>2</sup> of living space comprising three independent dwellings and grounds of 4300m<sup>2</sup> including a pool. Perfect for your new life in south-west France.

Set in a quiet location, this property will suit nature lovers and those seeking serenity as well as a possible tourist business venture.

As you enter the grounds there is a splendid courtyard to your left. Nestled amongst the greenery, you will appreciate the authentic charm of the estate.

The leafy garden has an orchard with mirabelle, nectarine, olive, apricot, walnut, pear, cherry, apple and plum trees as well as 50 rose bushes. All designed perfectly to offer intimacy and tranquility.

A above ground pool offers relaxing moments on hot summer days.

A covered parking area can accommodate three vehicles.

You will appreciate the original charm of the interior of the main house as you enter the 29m<sup>2</sup> living room which serves the 27m<sup>2</sup> dining room to the right and opens to the 28m<sup>2</sup> fitted kitchen.

A door leads back to the main living room and access to a second dwelling consisting of an 11m<sup>2</sup> kitchen, 22m<sup>2</sup> bedroom, 7m<sup>2</sup> bathroom, 3.5m<sup>2</sup> dressing room and a toilet. There is also a wine cellar and a heating boiler room.

There is a ground floor reception room with 43m<sup>2</sup> of space.

Continuing on, there is a 55m<sup>2</sup> dwelling comprising a living area, kitchen and bathroom. Above and also with access from the reception room, there is a bedroom with bathroom and loggia.

Back to the main house and a magnificent staircase dating from the end of the 18th century serves a 27m<sup>2</sup> landing (perfect for a library, study area, games room etc), serving a 25m<sup>2</sup> bedroom and a 26m<sup>2</sup> bathroom.

To the left of the landing is a 25m<sup>2</sup> currently acting as a study and two bedrooms (25m<sup>2</sup> & 22m<sup>2</sup>) with a loggia overlooking the 43m<sup>2</sup> reception room.

The second floor has been converted to a 53m<sup>2</sup> games room, three bedrooms (17m<sup>2</sup> and two of 26m<sup>2</sup>) and a 12m<sup>2</sup> washroom.

This renovated and isolated property benefits from high quality materials and refined decor.

There is either double glazing proper or an added pane of glass throughout the house, heating via a heat pump system and a recent roof framework and covering. Fibre optic. Individual sewage system.

You will be 10 mins from all commerce and services, 40 from Pau or Tarbes (both have airport and TGV), 2h from Biarritz, from skiing and from Spain.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 9        |
| Price          | €525,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 468 sqm |
| Land Area:     | 0.43 ha |

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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