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## Chambre d'Hote or Gite for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



# €415,000

inc. of agency fees

10 Beds      450 sqm      0.4 ha

Located 10 mins south of Tarbes is this farmhouse for sale, typical in style of the Bigorre region in an L-shape, offering 450m<sup>2</sup> full...

### At a Glance

<b>Reference</b>	MFH-ADF1625763	<b>Near to</b>	Tarbes	<b>Price</b>	€415,000
<b>Bed</b>	10	<b>Pool</b>	No	<b>Hab.Space</b>	450 sqm
<b>Land</b>	0.4 ha			<b>Land Tax</b>	N/A

### Property Description

Located 10 mins south of Tarbes is this farmhouse for sale, typical in style of the Bigorre region in an L-shape, offering 450m<sup>2</sup> full of authentic charm. There is a main house with visible stone walls and an old chambre d'hôtes with restaurant, all on 4000m<sup>2</sup> of land, which may be divided for various projects, with an outbuilding. Perfect for a large family or tourist activity.

The chambre d'hôtes/restaurant section consists of a spacious, 50m<sup>2</sup> dining room which enjoys lots of natural light and an open fireplace. To the right a corridor serves a generous, 31m<sup>2</sup> kitchen with 26m<sup>2</sup> larder and a 12m<sup>2</sup> office. There is also a private toilet, storage room, another storage area and three toilets totalling 14m<sup>2</sup> including a disabled toilet.

Back to the dining room and to the left is a 26m<sup>2</sup> breakfast room where a staircase leads to five bedrooms each with bathroom and toilet: there are three double bedrooms of 18m<sup>2</sup>, a 36m<sup>2</sup> family room with balcony and a 32m<sup>2</sup> family room which has two rooms. Certain rooms have superb view of the Montaigu and Pic du Midi peaks.

The main house has a solid wood door opening to a 12m<sup>2</sup> hallway which serves:

- to the left the 24m<sup>2</sup> living room with kitchen and open fireplace
- Opposite is a 5.5m<sup>2</sup> washroom with toilet
- To the right is the 30m<sup>2</sup> sitting room with wood burner and where there is access to the 23m<sup>2</sup> storage and boiler room and a guest bedroom with washroom.

Back to the hallway and a wooden staircase leads up to a landing serving a walk-in wardrobe and four bedrooms (10.5m<sup>2</sup>, 11m<sup>2</sup> and two of 13m<sup>2</sup>, one of which with plentiful storage space), a 7m<sup>2</sup> bathroom and separate toilet. Windows are double glazed with aluminium folding shutters in the chambre d'hôtes and wooden shutters in the main house. The bedrooms have wooden flooring. The doors in the chambre d'hôtes are fire doors. The chambre d'hôtes have electric heating.

The restaurant and main house have gas central heating completed by the fireplaces. The slate roof of the chambre d'hôtes was relaid in 1999. The south facing slate roof of the main house is in good condition, the north facing side requires work. Hot water is provided by a gas-powered Styx boiler from 2019.

Outside, the pebble courtyard has a poultry shed.

To the rear of the house a substantial courtyard has an open vehicle shelter, a covered terrace and a big outbuilding with 120m<sup>2</sup> of space connected to water and electricity.

The splendid garden has trees and flowers, a lovely vegetable patch and numerous fruit trees including fig, cherry, pear, apple, chestnuts and quince. You could install a swimming pool.

Should you desire, it is possible to divide the land up.

This property has excellent potential for a family or professional project.

You will be 10 mins from Tarbes, 15 mins from Bagnères-de-Bigorre, 25 mins from Lourdes, 50 mins from La Mongie for skiing, 1h40 from the Atlantic coast and 3h from the Mediterranean coast.

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	10
Price	€415,000

## Key Information

Internal Area:	450 sqm
Land Area:	0.4 ha

## Location: Occitanie



## Gallery



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