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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 450m² full...

At a Glance

Reference MFH-ADF1625763
Bed 10
Land 0.4 ha

Near to Tarbes
Pool No

Price €415,000
Hab.Space 450 sqm
Land Tax 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 450m² full of authentic charm. There is a main house with visible stone walls and an old chambre d'hôtes with restaurant, all on 4000m² 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, 50m² dining room which enjoys lots of natural light and an open fireplace. To the right a corridor serves a generous, 31m² kitchen with 26m² larder and a 12m² office. There is also a private toilet, storage room, another storage area and three toilets totalling 14m² including a disabled toilet.

Back to the dining room and to the left is a 26m² breakfast room where a staircase leads to five bedrooms each with bathroom and toilet: there are three double bedrooms of 18m², a 36m² family room with balcony and a 32m² 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 12m² hallway which serves:

- to the left the 24m² living room with kitchen and open fireplace
- Opposite is a 5.5m² washroom with toilet
- To the right is the 30m² sitting room with wood burner and where there is access to the 23m² 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 (10.5m², 11m² and two of 13m², one of which with plentiful storage space), a 7m² 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 120m² 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



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