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

Lourdes , Hautes-Pyrénées , Occitanie



# €626,000

inc. of agency fees

7 Beds      420 sqm      0.18 ha

Located 10 minutes from Lourdes, this magnificent house (18th century, 420 m<sup>2</sup>) has been renovated with top quality materials. With...

### At a Glance

<b>Reference</b>	MFH-ADF1625854	<b>Near to</b>	Lourdes	<b>Price</b>	€626,000
<b>Bed</b>	7	<b>Pool</b>	No	<b>Hab.Space</b>	420 sqm
<b>Land</b>	0.18 ha			<b>Land Tax</b>	N/A

### Property Description

Located 10 minutes from Lourdes, this magnificent house (18th century, 420 m<sup>2</sup>) has been renovated with top quality materials. With many large rooms, it is composed of 7 bedrooms, 5 shower-rooms, a luxurious well-being space (hot tub, sauna, steam room) and an activity of bed-and-breakfast rooms, with a nicely landscaped garden of 1800 m<sup>2</sup>.

This superb mansion (1784) faces south-west and is situated in the heart of an area popular with tourists. It has excellent features and is in a rural setting.

The entrance hall (9 m<sup>2</sup>) has a beautiful period staircase with the first step in stone. The hall gives onto a fully-fitted kitchen (42 m<sup>2</sup>) with a marble work-top, a beautiful fireplace and a wood-burning stove (Hark).

The huge dining room (37 m<sup>2</sup>) is just off the entrance hall. It also has a magnificent fireplace and a wood-burning stove.

You're going to love the cosy flooring, the large rooms and the charm of each of the bedrooms which are magnificently decorated and with individual shower-rooms.

On the first floor, the landing (7 m<sup>2</sup>) gives onto two bedrooms (16 m<sup>2</sup> & 25 m<sup>2</sup>) and two shower-rooms (9 m<sup>2</sup> & 12 m<sup>2</sup>) with walk-in closets and toilets.

On the second floor, you're going to adore the two magnificent bedrooms (13 m<sup>2</sup> & 22 m<sup>2</sup>; sloping ceilings), their shower-room and separate toilet.

The private part is composed of a huge living room (57 m<sup>2</sup>) with beautiful exposed beams (tree trunk). From the large patio door you reach the terrace and the garden pond.

A very beautiful modern staircase leads to the sleeping area: a landing (8 m<sup>2</sup>), shower-room, 3 bedrooms (9 m<sup>2</sup>, 11 m<sup>2</sup> and the 28 m<sup>2</sup> master bedroom with an 8 m<sup>2</sup> walk-in closet).

The outbuildings are adjoining. The agricultural hangar (70 m<sup>2</sup>) has an upper level (110 m<sup>2</sup>) and high ceilings under the roof. It could be converted to your liking. There is also a garage (28 m<sup>2</sup>), a food preparation area/kitchen (15 m<sup>2</sup>; walls and floor entirely tiled with cove based skirting; stainless steel work-top; sink; oven) and a storage room (3 m<sup>2</sup>).

The well-being space is top-of-the-line. Measuring 56 m<sup>2</sup>, it is composed of a hot tub (3 places for lying down & 5 for sitting), a steam room with Briare enamel mosaic tiles, a sauna, a shower area and a toilet. The floor is travertine and the heating is supplied by a wood-burning heater. A dehumidifier ensures good ventilation and guarantees the durability of the equipment.

The summer dining room gives onto the garden (former agricultural hangar; 44 m<sup>2</sup>) and will allow you to have lovely gatherings.

The garden (1800 m<sup>2</sup>) is fenced in and planted with trees. There is also a well and a pond with fish and a fountain.

The house benefits from traditional construction. The roof is in good condition. Heating is provided by a reversible air conditioner, a heat pump and wood-burning heaters. The drainage system is individual: a septic

tank (8000L) and a filtration pit (7000L). The joinery is double-glazed. The shutters are wooden.

Located 10 minutes from Lourdes, its sanctuaries and high-speed train station (TGV); 15 min from an airport and a golf course; 20 min from the motorway; 25 min from thermal spas and from Tarbes; an hour from ski resorts; an hour and a half from the Atlantic Ocean, Spain and Toulouse.

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	7
Price	€626,000

## Key Information

Internal Area:	420 sqm
Land Area:	0.18 ha

## Location: Occitanie



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