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## House for sale in Hautes-Pyrénées

Lourdes , Hautes-Pyrénées , Occitanie



# €399,000

inc. of agency fees

5 Beds      308 sqm      0.2 ha

Located in Lourdes is this splendid five-bedroom home for sale boasting spacious volumes with over 300m<sup>2</sup> of living space, two terraces...

### At a Glance

**Reference** MFH-ADF1625919

**Bed** 5

**Land** 0.2 ha

**Near to** Lourdes

**Pool** No

**Price** €399,000

**Hab.Space** 308 sqm

**Land Tax** N/A

### Property Description

Located in Lourdes is this splendid five-bedroom home for sale boasting spacious volumes with over 300m<sup>2</sup> of living space, two terraces with views of the town and mountains and all surrounded by a 1900m<sup>2</sup> leafy garden. Close to commerce, Sanctuary of Lourdes and the Pyrenees National Park.

This well-built, architect-designed home was constructed in the mid-1970's. From the solid structure and foundations to the sturdy roof framework and chef d'œuvre central heating pipe work, it has been well

maintained and will provide a lovely new home at the edge of this much-visited Pyrenean market town.

There are several entrances to this house making it perfect for a chambre d'hôtes project with the 300m<sup>2</sup> spread over three floors and designed to allow maximum natural light.

The main entrance opens to a 16m<sup>2</sup> entrance hall and superb marble staircase and flooring. The hall serves the 41m<sup>2</sup> living room with wood burner and the 22m<sup>2</sup> fitted kitchen, each with access to the south-facing terrace and views across the town, castle and mountains. There are two bedrooms, 12m<sup>2</sup> and 20m<sup>2</sup>, each with private bathroom and toilet. There is another toilet on this level.

The upper floor has a landing serving two bedrooms, 13m<sup>2</sup> and 17m<sup>2</sup>, each also with private bathroom and toilet and access to a superb roof terrace.

The lower level of the house at the garden level of the property has an entrance hall serving a 39m<sup>2</sup> room (in the past serving as a bedroom, summer kitchen and bar). Continuing on is a 41m<sup>2</sup> games room, 17m<sup>2</sup> wine cellar, 14m<sup>2</sup> heating boiler room with shower and aforementioned plumbing and a 60m<sup>2</sup> garage with ample space for two vehicles, a workshop area, storage for skis and bikes and served by a double door.

The garden surrounds house and is fully enclosed with an entrance gate. There is storage for firewood and a sunny space to add a swimming pool at the back of the house.

Heating and hot water are currently supplied by gas connected to the mains. Windows have chestnut frames with 4mm of glass and are original to the property. The roof is covered in slate and regularly serviced. There is full access to the roof framework from the upper floor. The property is connected to the sewage mains.

You will be a 2 mins drive from supermarkets, 5 mins from TGV train station, 10 mins from the Sanctuary of Lourdes, 15 mins from Tarbes airport, 15 mins from A64 motorway taking you to Toulouse and Biarritz in 1h30. On the doorstep of the Pyrenees National Park with several ski areas within 45 mins.

## Summary

Property type:	House
Bedrooms:	5
Price	€399,000

## Key Information

Internal Area:	308 sqm
Land Area:	0.2 ha

## Location: Occitanie



## Gallery





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