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## Countryside House for sale in Hautes-Pyrénées

Trie-sur-Baïse , Hautes-Pyrénées , Occitanie



# €315,000

inc. of agency fees

4 Beds      215 sqm      0.28 ha

Located 2 minutes from the centre of Trie-sur-Baïse and its businesses, this charming 215 m<sup>2</sup> farmhouse was recently renovated and...

### At a Glance

<b>Reference</b>	MFH-ADF1625946	<b>Near to</b>	Trie-sur-Baïse	<b>Price</b>	€315,000
<b>Bed</b>	4	<b>Pool</b>	Yes	<b>Hab.Space</b>	215 sqm
<b>Land</b>	0.28 ha			<b>Land Tax</b>	N/A

### Property Description

Located 2 minutes from the centre of Trie-sur-Baïse and its businesses, this charming 215 m<sup>2</sup> farmhouse was recently renovated and offers a remarkable level of comfort, on a lovely 2800 m<sup>2</sup> garden with trees, a pool, vegetable garden and a barn.

A true little jewel in a lush setting, this property was entirely and perfectly done over less than two years ago, allowing the installation of several new features (kitchen, toilets, electrical wiring and heating system).

A nice automatic front gate opens onto a gravelled courtyard with a tree planted in the circular grass area in the centre.

In the entrance hall, to the right of the staircase, you enter the master bedroom which is composed of a private 24 m<sup>2</sup> sitting room, a 17 m<sup>2</sup> bedroom with a patio door to the terrace and pool, an 8 m<sup>2</sup> walk-in closet and a shower-room with a walk-in shower and two glass washbasins in an original position opposite each other.

To the left of the entrance hall is a cosy 14 m<sup>2</sup> space, soberly and warmly decorated, inviting you to relax on big sofas in front of the TV or reading.

A little further, you enter the nerve centre of the house: a living room measuring about 40 m<sup>2</sup> that has a toilet and laundry room (14 m<sup>2</sup>). The kitchen (19 m<sup>2</sup>; SoCoo'c) is equipped with electric hobs, a designer extractor hood, a built-in dishwasher, two sinks and lots of cupboards, all giving onto the dining area that gives onto an adorable small covered terrace.

The refrigerators, freezers, oven, washing machine and dryer are in the adjoining laundry room, which also has a patio door opening onto the garden.

Upstairs, there are two big bedrooms (11 m<sup>2</sup> & 21 m<sup>2</sup>), as well as a third (25 m<sup>2</sup>) that has a shower-room and toilet. The attic has a floor surface of 60 m<sup>2</sup> (30 m<sup>2</sup> loi Carrez) and could be used for storage or converted into additional bathrooms, bedrooms, a garret, etc.

On the ground floor, most of the windows are double-glazed. Central heating throughout the house provided by a brand-new air/water heat pump. There is also a pellet-burning heater in the kitchen. Water can be heated by either the heat pump or by an electric hot-water heater. Drainage is connected to a recent septic tank.

The 35 m<sup>2</sup> barn could be used as a garage, a workshop or be converted into a gite or a second dwelling because it also has a 60 m<sup>2</sup> loft with a high ceiling.

Finally, the perfectly sized garden (2800 m<sup>2</sup>) will provide numerous opportunities to enjoy all seasons without having to spend too much time to upkeep. It does have many different types of trees, fruit trees and plants, as well as a vegetable garden. The swimming pool (10m x 5m) has a new liner, the pool house has a summer kitchen, there is a garden shed and different terrace areas to use when you want to be in the sun or in the shade. Entirely enclosed in by stone walls or wire fencing.

This charming property faces east and is quietly located 30 minutes from Tarbes, Lannemezan, the motorway and a train station; 1 hr 30 min from Toulouse, its airport and from ski slopes; 2 hr from the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€315,000

## Key Information

Internal Area:	215 sqm
Land Area:	0.28 ha
Swimming Pool?	Yes

## Location: Occitanie



## Gallery



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