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## Farmhouse for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



**€525,000**

inc. of agency fees

4 Beds      155 sqm      9.3 ha

Located 11 minutes south of Tarbes, this wonderful renovated farmhouse (1873; 155 m<sup>2</sup>; 4 bedrooms) has magnificent adjoining farmland...

### At a Glance

<b>Reference</b>	MFH-ADF1626092	<b>Near to</b>	Tarbes	<b>Price</b>	€525,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	155 sqm
<b>Land</b>	9.3 ha			<b>Land Tax</b>	N/A

### Property Description

Located 11 minutes south of Tarbes, this wonderful renovated farmhouse (1873; 155 m<sup>2</sup>; 4 bedrooms) has magnificent adjoining farmland of 9 hectares (meadows, wood and spring) that is fenced-in, as well as nice outbuildings (200 m<sup>2</sup>) and some building land.

The farmland (6 hectares of meadows and 2.6 hectares of wood) are not under tenant farming. You'll also enjoy, on the south side, 4500 m<sup>2</sup> of building land (planning permission being obtained) with lovely views of

the Pyrenees and a copse.

This Bigorre-style farmhouse is entered from a nice porch and big terrace (34 m<sup>2</sup>).

You'll immediately be charmed by the bright living-cum-dining room (40 m<sup>2</sup> with a fireplace and a period sink) and by the equally bright kitchen (18 m<sup>2</sup>) that gives onto a utility/laundry room with a baker's over (former scullery).

The master bedroom (11.3 m<sup>2</sup>) has a shower-room (6 m<sup>2</sup>) and a toilet.

A lovely solid wood staircase leads upstairs to an elegant bathroom and three spacious bedrooms (13.5 m<sup>2</sup>, 14.7 m<sup>2</sup> & 15.7 m<sup>2</sup>).

On the west wing, you'll appreciate the magnificent outbuildings with exposed stones; porch (23 m<sup>2</sup>) ; big agricultural workshop (99 m<sup>2</sup>); garage (19.6 m<sup>2</sup>); a spacious renovated room (62 m<sup>2</sup>; former cowshed).

You'll fall under the charm of the pigsty and the henhouse, which are typical in the region.

On the south side, you'll also like the 4500 m<sup>2</sup> of building land (planning permission being validated).

The roofs have flat tiles. The walls are built of pebbles from the region (roughcast on the house). Joinery is PVC and double-glazed, aluminium upstairs. Heating via an air/water heat pump that also heats the hot-water tank. Underfloor heating system on the ground floor and heaters upstairs. A gas tank connected to gas cooker. Drainage connected to a septic tank.

Ideally located near schools; 5 minutes from the motorway; 11 min from Tarbes; 13 min from a high-speed train station (TGV) and a golf course; 20 km from Lourdes; 30 min from Pau (Ryanair); 1 hr from Spain and ski slopes; 1 hr from Auch; 1 hr 25 min from Toulouse; 1 hr 30 min from the Atlantic Ocean; 1 hr 40 min from Biarritz; 2 hr 20 min from Carcassonne; 3 hr from the Mediterranean Sea.

## Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€525,000

## Key Information

Internal Area:	155 sqm
Land Area:	9.3 ha

## Location: Occitanie



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