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## House for sale in Hautes-Pyrénées

Dours , Hautes-Pyrénées , Occitanie



**€579,000**

inc. of agency fees

5 Beds      430 sqm      0.65 ha

Located 10 mins from Trie-sur-Baïse is this spacious property offering 430m<sup>2</sup> of living space. Entirely renovated, it is ideal for...

### At a Glance

**Reference** MFH-ADF1626146

**Bed** 5

**Land** 0.65 ha

**Near to** Dours

**Pool** No

**Price** €579,000

**Hab.Space** 430 sqm

**Land Tax** N/A

### Property Description

Located 10 mins from Trie-sur-Baïse is this spacious property offering 430m<sup>2</sup> of living space. Entirely renovated, it is ideal for developing a chambre d'hôtes activity with its 5 bedrooms, 5 bathrooms, sauna and gym. There are 6500m<sup>2</sup> of grounds.

Constructed at the end of the 19th century, this home has retained traces of its past with pretty built-in cupboards, numerous fireplaces and typical staircase.

The 430m<sup>2</sup> have been entirely renovated from the ground floor to the roof which is new. The house has been re-wired and the septic tank system is up to current regulations.

This home has grand reception rooms above the barn and a 75m<sup>2</sup> “discotheque” with bar which opens to the living room. The ground floor has a fitness room and a spa comprising a jacuzzi, sauna and shower.

With five bedrooms and five bathrooms, it is ideal for creating a chambre d’hôtes activity. If you desire, it would be possible to welcome your guests to dinner around the 25m<sup>2</sup> dining table in the room next to the spacious, 30 m<sup>2</sup> kitchen.

Moreover, when the weather is fine, you will be able to enjoy the covered terrace located at the rear of the building with its old well; an excellent spot for enjoying the company of friends, family or paying guests.

The property has a 120m driveway leading to the house, a small pond, a workshop, a two-vehicle garage and 6500m<sup>2</sup> of grounds.

The house has fuel-powered heating, as well as the fireplaces, a pellet burner and two reversible air-conditioning units. The loft has several layers of insulation. Each bedroom has a television.

You will be in a strategic location for a business: 10 mins from Trie-sur-Baïse, 20 mins from Tarbes, 30 mins from its airport, 45 mins from skiing, 2h for the Atlantic coast and 3h from the Mediterranean.

## Summary

Property type:	House
Bedrooms:	5
Price	€579,000

## Key Information

Internal Area:	430 sqm
Land Area:	0.65 ha

## Location: Occitanie



## Gallery







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