



16, Avenue de la Marne - 65000 TARBES  
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660  
**abafim.com**

You can contact us by email using [contact@abafim.com](mailto:contact@abafim.com)

## Chambre d'hôtes Property

422 000 € [ Fees paid by the seller ]



- Reference : AF25319
- Number of rooms : 8
- Number of bedrooms : 6
- Living space : 260 m<sup>2</sup>
- Land size : 1 400 m<sup>2</sup>
- Local taxes : 2 100 €



Located 5 minutes from Rabastens-de-Bigorre, in a pleasant village, this 260m<sup>2</sup> house offers a large living room, 6 bedrooms including 3 guest rooms, 5 bathrooms, a swimming pool and outbuildings, on a 1400 m<sup>2</sup> plot of land. Sold fully furnished.

You enter the house and discover on your right a spacious 90m<sup>2</sup> living room with a fireplace and visible beams. On the left are toilets and to the rear, a corridor leads to 3 guest rooms with private bathrooms. Two 17m<sup>2</sup> bedrooms are equipped with a double bed, a single bed, a closet and a 4m<sup>2</sup> bathroom. The third is a 23m<sup>2</sup> disabled-access bedroom with a 7m<sup>2</sup> shower room and is equipped with 3 single beds. All have direct access to the garden and swimming pool.

To the left of the entrance is the fitted, 17m<sup>2</sup> kitchen with a cooking range.

The ground floor also offers a 13m<sup>2</sup> bedroom with a large dressing room, a 7m<sup>2</sup> shower room, storage room and toilet.

Upstairs, there is a 19 m<sup>2</sup> mezzanine equipped with 2 beds (one single, one double), a 13m<sup>2</sup> bedroom, a 4m<sup>2</sup> shower room and a last bedroom (or office) of 8.6m<sup>2</sup>.

The house is sold furnished.

Outside, a beautiful 8x4m swimming pool will allow you to enjoy the lovely sunny days. A 14.5m<sup>2</sup> outbuilding houses the pool machinery and can easily be converted into a pool house. A second outbuilding with a 60m<sup>2</sup> carport, a garage (25m<sup>2</sup>) and a room (25m<sup>2</sup>) with a kitchen can be arranged according to your needs: studio, gite or additional guest room.

The tiled roof is in good condition, the windows are double-glazed, the sanitation is connected to the mains drainage, the heating is provided by an aérothermal heat pump.

This property is in a village with shops, 1/2 hour from Tarbes, its international airport and TGV station, 1h from the ski slopes, 2h from Toulouse, 2h from the Atlantic coast and from and Spain.