



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

Isolated Homes on 3ha

494 000 € [Fees paid by the seller]



- Reference : AF25401
- Number of rooms : 8
- Number of bedrooms : 5
- Living space : 288 m²
- Land size : 31 000 m²
- Local taxes : 1 551 €



Located 10 mins from Lourdes is this magnificent home for sale. Constructed in the 19th century, it has pebble walls and offers 139m² of living space and a 159m² extension. Its outbuildings offer possibility to run a gîte activity. The property sits on grounds of 3.2 hectares, the end of a private valley without any neighbours. Unique!

This superb property is south-facing and is in the heart of a much visited region, in an extraordinary setting amongst woods and pastures, with no through road or neighbours. The nearest neighbour is much lower down the valley, 200m as the crow flies.

The 8m² entrance hall has the original staircase and serves the 35m² fitted kitchen, complete with fireplace and a toilet with wash basin. A passageway from the entrance serves the spacious, 37m² living room also adorned original fireplace.

Upstairs, the 5m² landing serves:

- The master bedroom, south-facing, offers 17.5m² with a 4.5m² bathroom
- A 9m² mezzanine
- Two symmetrical 9m² rooms with sloping ceilings used as bedrooms exposed south and east
- A 3m² washroom and toilet

An open 30m² conservatory connects the two dwellings.

The west section was renovated in 1995 and offers 159m² consisting of:

- A 19m² kitchen, open to the 47m² living room with fireplace
- A 6m² washroom with toilet

Stairs lead up to the sleeping areas and an 8m² landing, washroom and three bedrooms (9m², 11m² and a 28m² master bedroom with 8m² walk-in wardrobe). The conservatory is open to the garden and connects the two dwellings.

The outbuildings are attached. The 70m² storage hangar has a 110m² upper floor with high ceilings, perfect for a new project. There is a 28m² garage, a laboratory/kitchen (walls and floor entirely tiled with cove baseboards, a steel work surface, sink and oven all totalling 15m²) and a 3m² storage room.

There are over three hectares of woods and pastures as well as a plot of woodland not attached, about 100m away from the property.

Construction is traditional. The roof is in good condition. There is heat-pump reversible air conditioning as well as wood burner and electric convection radiators if needed. The property is served by an individual sewage system (8000 litres with a 7000 litre filter bed). Windows are almost all double glazed. There are both wooden rolling and traditional shutters.

This dwelling is located 10 mins from Lourdes (Sanctuary and TGV), 15 mins from Tarbes-Lourdes airport, 15 mins from golf course, 20 mins from A64 motorway, 25 mins from thermal spa and from Tarbes, 1h from skiing, 1h30 from the

Atlantic Ocean, from Spain and from Toulouse, 2h45 from Bordeaux.

ENERGY CONSUMPTION : F (398)

GREENHOUSE GAS : C (13)