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Renovated Farmhouse with Outbuildings

271 000 € [Fees paid by the seller]



- Reference : AF25489
- Number of rooms : 6
- Number of bedrooms : 3
- Living space : 153 m²
- Land size : 3 200 m²
- Local taxes : 933 €



Located 15 mins east of Tarbes is this pretty renovated farmhouse offering 150m² of living space with 3200m² of land. There are two living rooms at the garden level of the house and three bedrooms (one of which an upstairs master suite) which will appeal to families looking for a charming property. The spacious attached outbuildings offer huge potential for a gite project or other. Other outbuildings, including an immense agricultural hangar, add to the potential of this property.

You will fall under the spell of this original property, charmingly renovated. The 7m² entrance hall serves the two ground floor living spaces, classic in design of the region.

The spacious living room, 31m², has a splendid wooden table and a wood burner and a is perfect for cosy family evenings. The other room, 32m², a kitchen in reality, has a superb Godin wood burner. With some finishing work this room will add to the overall aspect of the house.

The entrance hall also has a toilet with wash basin.

A wooden staircase leads up to a spacious landing, 18m², indeed an extra sitting room and, with its balcony, ideal for relaxing and reading or surfing the internet. On opening the first door, you will discover the master bedroom of 12m² with its splendid 12m² private bathroom.

Back to the landing and two further bedrooms, 14m² and 15m²). The landing also serves an entirely renovated bathroom of 5m² and a second toilet (1.6m²).

Another door leads to a 35m² loft, perfect for conversion to extra living space.

The attached outbuildings are accessed from the garden. A first door leads to the old wine press (22m²) which could serve as workshop or studio. A second door reveals the old stable, 56m², and the vast loft.

The spaces have huge potential for your project, leisure or tourist for example. Continuing on is the 49m² covered terrace with lovely pebble walls, perfect for spendings evenings with friends.

There is an old pigsty, also perfect for transformation to other uses.

A huge agricultural hangar competes this property of enormous potential where your imagination can run wild.

The land is perfect for adding a pool. The property has a well providing water all yet round.

The roof is covered in tile with a layer underneath dating from 2011. Windows are PVC framed and double glazed with, in the most part with shutters (2011). The main building has red wooden shutters (Basque style) and there are also electric powered roller shutters, centralised, of red aluminium.

Heating is provided by electric powered convector radiators. The property is served by a septic tank system up to 2012

regulations.

This magnificent house is 15 mins from Tarbes, 20 from its train station, 35 mins from Tarbes-Lourdes airport, 1h from skiing, 1h from Spain, 1h30 from Toulouse, 1h30 from the Atlantic coast and 3h from the Mediterranean.

ENERGY CONSUMPTION : **F (376)**

GREENHOUSE GAS : **C (12)**