

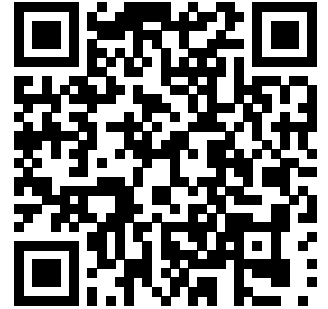


16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660
abafim.com

You can contact us by email using contact@abafim.com

Barn, exceptional renovation

500 000 € [Fees paid by the seller]



- Reference : AF25723
- Number of rooms : 5
- Number of bedrooms : 3
- Living space : 145 m²
- Land size : 200 m²
- Local taxes : 1 235 €



Located 20 minutes from Saint-Lary, this renovated barn from 1777 has quality features. Measuring 145 m², it is composed of a living-cum-dining room, an open-plan kitchen, 3 bedrooms, a bathroom, a double garage, a cellar and a space outside, all facing south and with views of the summits.

Situated in the heart of a Pyrenean village that is full of charm, quiet and far from busy roads, this atypical property won't leave you indifferent.

The property is entered via an entrance on foot or par a wide automatic gate that gives onto the tarmac yard.

It continues to the double garage, which has storage/parking space totalling 110 m² on two levels. The ground floor has a workshop area and space for two cars (one raised for commercial vehicles or recreational vehicles), with a nice storage space on the upper level.

The heart of the house can be reached from the upper level, but it is preferable to use the front door.

Inevitably, at this moment you're going to have the «WOW» effect.

You discover a living space (60 m²) with a double living room, dining room and open-plan kitchen. The combination of the old with the modern, the wood and the stone are brilliantly blended.

A multitude of details will catch your attention. Lets move on and discover the area.

In front of you, the first living room currently has three sofas and could easily become the ideal spot for a big table for family gatherings. On the left, the smaller living room has a fireplace and is wonderful for relaxing after a day of hiking or skiing.

This space is finished off with a kitchen with shades of colour that are perfectly integrated into the mixture of stone and wood.

There is lots of cupboard space and the open design nevertheless conserves a natural separation of areas.

The ground floor also has a utility room (9 m²) consisting of a pantry, a wash room and a toilet. We take the stairs to discover the bedrooms.

There are three nice bedrooms (10 m²; 2 x 16 m²), a walk-in closet (8 m²) and a bathroom (10 m²).

The quality of the materials and fittings on this floor are of the same quality as those that you noticed on the first floor. You'll find a subtle mixture wood/stone, a variation in the colours and a preservation of a cosy atmosphere.

The bathroom is similar (granite, wood and pebbles) and has two big washbasins, a tub and a walk-in shower.

After a few more steps, you discover the attic (70 m²) that is suitable for conversion.

The attic already has wiring and networks have also been installed. A separate entrance is possible, so the space could be transformed into a self-contained apartment for rental income, or not.

Outside, you'll enjoy nice relaxing moments with views of the summits from the sheltered area.

The property is finished off with a stone-vaulted cellar (10 m²).

Built of stone.

Roof tiled with natural slate.

Wooden and double-glazed joinery.

Heating via a heat pump and a pellet-burning heater.

Glass wool insulation.

Connected to mains drainage.

This exceptional property is rare thanks to its location and quality of features. It is an ideal investment for first-time buyers, the recently retired or for an investor searching for a property in a valley with a reputation and livelihood that are only appreciated.

Located 20 minutes from Saint-Lary, a tourist market town with ski slopes; 25 min from Lannemezan and its national railway station (SNCF); 1 hr 30 min from Toulouse and its international airport; 2 hr from the Atlantic Ocean.

ENERGY CONSUMPTION : D (194)

GREENHOUSE GAS : A (6)