



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

18th Century Manor House

620 000 € [Fees paid by the seller]



- Reference : AF26150
- Number of rooms : 20
- Number of bedrooms : 9
- Living space : 480 m²
- Land size : 8 400 m²
- Local taxes : 3 500 €



Located 15 mins from Bagnères-de-Luchon is this 18th Century manor house property for sale with 277m² of living space. It proposes eight bedrooms, two sitting rooms, a dining room, kitchen, study, laundry, three washrooms, a bathroom, walk-in wardrobe, six toilets, a conservatory, cellar, two outbuildings including a renovated 44m² detached pavilion and an orangery to finish renovating of 160m². There are leafy grounds of over 8000m² with views of the neighbouring mountains.

Rich in history, this manor house has maintained its original character with Egyptian-style ceilings, wooden panelling, frescos, marble fireplaces and impressive doors and outside shutters.

The 14m² main entrance hall serves two sitting rooms, 9m² & 26m², the spacious dining of 24 m², bathed in natural light, the 20m² kitchen which has openings to the 23m² outside terrace and its superb glass canopy, a 7m² study, a 3m² laundry and a toilet.

A magnificent wooden staircase sweeps up to join the first floor landing (10m²) which serves four bedrooms (9m², 10m², 23m² & 27m²), three of which have a private shower and toilet.

The stairs continue up to the second floor landing (13m²) serving a further four bedrooms (10m², 13m², 15m² & 18m²), two washrooms with toilets (both 3m²), and a walk-in wardrobe (7m²). There is also access to the turret offering a 360° view of the surrounding mountains.

Stairs lead from the entrance hall down to the 78m² basement which contains the heating elements for the building, old kitchens and staff quarters and access to the garden.

Outside and to the right of the house is the 43m² pavilion of undeniable charm. Totally renovated, it consists of an 11m² living area, 6m² kitchen, 9m² bedroom, 7m² study or small bedroom and 8m² washroom with separate toilet providing complete independence for guests, paying or otherwise.

To the left of the house is the 159m² orangery to finish renovating with currently a living area, dining area and kitchen opening to the outside terrace. Upstairs are three bedrooms, 12m² and two of 9m², and a 4m² washroom.

There is loft space available for conversion in this building which is already underway. Wiring and water mains await finishing and double glazing is in place. There are also three garages, 51m², and two of 17m².

You will adore the grounds of more than 8000m², fully fenced and landscaped with no neighbours and divided into several spaces. There is also a well.

This manor house is an exceptional property and is both welcoming and comfortable. A haven of tranquility, it offers multiple possibilities for private or professional use given its architecture and environment.

The roof is covered in natural slate. The windows of the main house are wooden framed with one pane of glass, the

pavilion has PVC double glazing. The walls are made of stone. The property is connected to the sewage mains. Heating and hot water are provided mostly by fuel and there are the fireplaces and electric radiators and electric hot water storage tanks.

You will be 15 mins from Bagnères-de-Luchon, 2 mins from commerce and services, 15 mins from the Spanish border, 20 mins from skiing, 1h30 from Toulouse and its airport, 2h30 from the Atlantic coast and the Mediterranean coast.

ENERGY CONSUMPTION : G (497)

GREENHOUSE GAS : E (70)