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## 19th Century Renovated Home

**197 000 €** [ Fees paid by the seller ]

- Reference : AF26258
- Number of rooms : 6
- Number of bedrooms : 4
- Living space : 150 m<sup>2</sup>
- Land size : 600 m<sup>2</sup>
- Local taxes : 916 €



Nestled in the charming Ouzoum valley, 10 mins from the Col du Soulor, is this entirely renovated home, in the traditional style of this Bigorre region, dating from 1857. It comprises four bedrooms (of which two suites) and 150m<sup>2</sup> of living space to make a home immediately. There are garages, a terrace and 600m<sup>2</sup> of land.

Welcome to the authentic and traditional Bigourdane property. South-west facing, it is a veritable architectural jewel set in the heart of a quiet hamlet. On entering the house, you will be captivated by its charm and character. Inside, it's typical entrance hallway opens to two spacious rooms, 25m<sup>2</sup> each, and a lovely central staircase.

The two first floor bedroom suites offer generous space (27m<sup>2</sup>), each with private washroom or bathroom guaranteeing comfort and intimacy for its occupants.

The two other bedrooms on the second floor have sloping ceilings but plenty of natural light via their dormer windows and skylights, creating a pleasant and welcoming space. There is a washroom and a toilet on this floor.

You will be surprised by the magnificent wooden flooring, the natural light allowed by the windows and high ceilings.

The garage may house two vehicles.

Located in a pleasant environment, this property is a haven of tranquility with only the birds' singing and murmur of the nearby stream to accompany you permitting relaxation whilst not being completely isolated.

The house is constructed from stone with a traditional roof framework and slate covering. There is double glazing and heating is provided by two pellet burners and complemented by convection radiators (electricity). There is an electric powered hot water storage tank. No major work required, perhaps some general change of decor to suit your tastes. The property is served by a recent individual sewage system.

You will be 10 mins from the Col du Soulor (cycling, cross country skiing), 45 mins from Pau and its airport, 2h45 from Bordeaux, 50 mins from Lourdes for TGV and airport, 1h from Tarbes.

**ENERGY CONSUMPTION : E (327)**

**GREENHOUSE GAS : B (10)**