



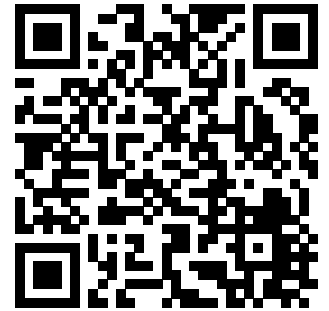
16, Avenue de la Marne - 65000 TARBES  
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660  
**abafim.de**

Kontakt auch per E-Mail unter [contact@abafim.com](mailto:contact@abafim.com)

## 1771 Manor House with Pool

412 000 € [Gebühren an den Verkäufer]

- Referenz : AF25992
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 249 m<sup>2</sup>
- Grundstücksfläche : 4 200 m<sup>2</sup>
- Grundsteuer : 1 026 €



Located in a sleepy countryside village 20 mins south of Lannemezan is this very beautiful and charming four-bedroom, 249m<sup>2</sup> home for sale. Dating from 1771, there are spacious rooms with apparent beams and stone walls, attached outbuildings ready for expansion, a barbecue dining area and a 12x6 swimming pool with views of the surrounding hills on 4000m<sup>2</sup> of land.

Traditional in style of the region, this impressive manor house property with outbuildings will be your new home with the potential to increase living areas to host paying guests or friends and family.

This house has many beautiful and original features from the kitchen stone sink, sitting and living room doors, stone walls, visible beams and splendid staircase. The current owners went to great expense when it became necessary to replace the original front door in order to preserve the authenticity of the property. It is also connected with fibre optic cable for high speed internet, up to 1000Mb/s.

The stone floored 5m<sup>2</sup> entrance hall serves, to the right, the 35m<sup>2</sup> dining or sitting room complete with bar and wood burner. A perfect indoor space for entertaining friends and family. To the left of the entrance is the 35m<sup>2</sup> living room with impressive fireplace with wood burner. Continuing on is the 23m<sup>2</sup> kitchen which has a bread oven, original stone sink and access to the courtyard and terrace.

A door opens to the first attached outbuilding where 69m<sup>2</sup> of space currently house a laundry area as well as a summer sitting room. This space is perfect for conversion to further living space or an independent gîte with a full loft above accessed by a staircase.

A beautiful wooden staircase with stone bottom step leads up to the first floor landing and two master bedrooms. The first is a 24m<sup>2</sup> corner bedroom with a private bath, shower and toilet. The second, 22m<sup>2</sup> bedroom has a private shower, toilet and walk-in wardrobe. Both have beautiful views of the garden and surrounding countryside.

Carrying on up to the second floor, previously the loft, where there are two bedrooms and a shower with toilet. Each bedroom has a superb roof framework on display and have spotlights.

Outside, you will adore the courtyard, walled garden and its pear tree. There is a barbecue and a covered terrace where you will spend evenings after an afternoon dip in the 12x6m pool which is set slightly away from the house for maximum sunlight and views of the surrounding hills.

The outbuildings have also a 48m<sup>2</sup> garage/workshop, a 45m<sup>2</sup> storage space and a 55m<sup>2</sup> open barn. Above are over 200m<sup>2</sup> of space to use as you wish. Perfect for conversion to habitable space.

Construction is traditional. The slate roof covering of the main house has been recently replaced. Heating is provided by fuel and the wood burners. The property is served by an individual sewage system. PVC double glazing.

You will be 20 mins from Lannemezan for all commerce and services, 15 mins from access to the A64 motorway taking

you to Tarbes in 30 mins for TGV and airport, Toulouse 1h30, Biarritz 2h, skiing at Saint-Lary 30 mins, Spain 45 mins.

**ENERGIEVERBRAUCH :** C (146)

**TREIBHAUSGAS :** C (16)