



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)

## Countryside Estate 4ha

700 000 € [Gebühren an den Verkäufer]



- Referenz : AF26185
- Zimmeranzahl : 15
- Schlafzimmeranzahl : 5
- Wohnfläche : 420 m<sup>2</sup>
- Grundstücksfläche : 40 000 m<sup>2</sup>
- Grundsteuer : 2 976 €



In a small village of the Gers department 30 mins from Tarbes, this magnificent 18th century, five-bedroom manor house of 340m<sup>2</sup> living space on 4ha of land is an exceptional property. Magnificently renovated, it has outbuildings around a square courtyard with a terrace and ornamental pond. The grounds offer a magnificent view of the Pyrenees. This charming countryside home is the ideal place for a new life in the south of France.

A path leads you to the enclosure dating from 1780 and its large carriage entrance; to the right is an 84m<sup>2</sup> carport, which allows the parking of several vehicles. The property, made up of two residential wings and large outbuildings, faces south. It forms a U around a 385m<sup>2</sup> paved courtyard, adorned with an ornamental pond and planted with palm trees, opening onto the garden to the east.

A large double-leaf wooden door gives you access to the interior. You will fall in love with this superbly renovated property, its original floor tiles and exposed beams. The rooms benefit from beautiful natural light thanks to openings to the north and south. The window sills are made of granite.

The 16m<sup>2</sup> entrance hall serves, to the right, a fully equipped 33m<sup>2</sup> kitchen, finished in wood and granite, with central workspace and a wood burning stove. You will find a hob and a bread oven. Continuing on is a rear 25m<sup>2</sup> kitchen with sink and an old 27m<sup>2</sup> garage transformed into a laundry room with shower and sauna.

To the left of the hall is the 25m<sup>2</sup> dining room equipped with a wood burner and a 36m<sup>2</sup> living room; on the west wing, another 25m<sup>2</sup> living room is equipped with a wood burner and a bay window, and another room, formerly a bedroom, of 33m<sup>2</sup> is equipped with a bar and opens onto the courtyard through bay windows along its entire length.

Beautiful wooden stairs take you up to, on the right, a 33m<sup>2</sup> bedroom with dressing room, a 25m<sup>2</sup> bedroom and its 27m<sup>2</sup> bathroom with corner bath and shower which opens onto a terrace and stairs which access the garden.

To the left is a corridor leading to two bedrooms, 25m<sup>2</sup> and 30m<sup>2</sup>, which communicate via a 4m<sup>2</sup> shower room. On the west wing is a 58m<sup>2</sup> office, with a balcony, from which you may access the tower; a 17m<sup>2</sup> half-timbered room which you can arrange as you wish. The view of the Pyrenees is exceptional.

Barns, 137m<sup>2</sup> and 70m<sup>2</sup>, can be converted to create apartments or gites. 3.8 ha of land, bordered by a river, surround the property, guaranteeing peace and privacy. You will find a semi-buried wooden 8x4m swimming pool and a greenhouse.

The canal-tiled roof is in excellent condition. The windows are double-glazed. Heating and hot water are produced by a heat pump. Sewage treatment is via a septic tank, up to current regulations at time of publication (10 persons capacity).

This property is 30 minutes from Tarbes, its international airport and its TGV station, 1h from Pau, 1h 15 minutes from the first hiking trails and ski resorts, 2h from Toulouse, the Atlantic coast and Spain.