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## Detached house with unobstructed views

**351 000 €** [ Gebühren an den Verkäufer ]



- Referenz : AF26197
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 155 m<sup>2</sup>
- Grundstücksfläche : 4 600 m<sup>2</sup>
- Grundsteuer : 1 228 €



Located 15 minutes north of Bagnères de Bigorre, this architect-designed house (155 m<sup>2</sup>) is composed of a spacious living room, a master bedroom, 3 bedrooms and 2 shower-rooms, nestling on a garden of 4600 m<sup>2</sup> in a unique and natural setting with unobstructed views of the Pyrenees.

You'll appreciate this house for its exceptional setting, like a landscape painting right in front of you.

From the entrance hall (4.5 m<sup>2</sup>) you go to a huge and very bright living-cum-dining room (46.2 m<sup>2</sup>) with a fireplace insert and a big patio door that faces the Pyrenees.

The equipped kitchen (12.6 m<sup>2</sup>; oven; dishwasher; extractor hood; fridge) gives onto the dining area. There is also a pantry (6.2 m<sup>2</sup>), a toilet with a washbasin (1.38 m<sup>2</sup>) and a laundry room (4.8 m<sup>2</sup>).

The master bedroom is composed of a bedroom (14.14 m<sup>2</sup>) that gives onto the terrace, a shower-room (4.26 m<sup>2</sup>), an open space and a toilet (3.54 m<sup>2</sup>).

A lovely solid wood staircase leads to the bedrooms upstairs: 3 nice bedrooms with sloping ceilings (10.87 m<sup>2</sup>; 11.45 m<sup>2</sup>; 14.95 m<sup>2</sup>) with a balcony (4.1 m<sup>2</sup>). The bathroom is spacious (9.5 m<sup>2</sup>) and has a toilet and two washbasins. A small study next to the attic has the electric hot-water heater that was installed in 2022.

The double garage (32 m<sup>2</sup>) is adjoining, with a shed (25 m<sup>2</sup>), a workshop (7.5 m<sup>2</sup>) and a cellar.

The roof is tiled with slate from Labassère, which reflects its traditional construction with breeze-block walls doubled with lime covered bricks. Heating provided by a heat pump (Hitachi air/water), connected to central heating. Wooden joinery and single glazing on the ground floor; PVC joinery and double glazing upstairs and in the kitchen.

Drainage connected to a 3000L septic tank that was installed in October 2021.

Facing south, this property enjoys panoramic views of the Pyrenees from its tree-filled garden of 4600 m<sup>2</sup>.

Ideally located near schools; 15 minutes from Bagnères de Bigorre; 22 min from Tarbes; easy access to the motorway; 30 min from Lourdes; 50 min from Pau (Ryanair); 45 min from ski slopes; 1 hr 15 min from Spain; 1 hr 40 min from Toulouse; 1 hr 50 min from Biarritz and the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

**ENERGIEVERBRAUCH : C (168)**

**TREIBHAUSGAS : A (5)**