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## Beautiful Farmhouse 3ha Equestrian

**298 000 €** [Gebühren an den Verkäufer]



- Referenz : AF25971
- Zimmeranzahl : 8
- Schlafzimmeranzahl : 4
- Wohnfläche : 160 m<sup>2</sup>
- Grundstücksfläche : 30 000 m<sup>2</sup>
- Grundsteuer : 212 €



Located 8 mins from Trie-sur-Baïse is this 160m<sup>2</sup>, four bedroom farmhouse for sale also offering numerous outbuildings and in particular a splendid infrastructure for an equestrian activity with two boxes and 2.5 hectares of pastures.

The main building is a cosy traditional farmhouse typical in style of the Gascogne region with, to the right of the entrance, the 23m<sup>2</sup> kitchen equipped with an efficient wood burner. The other side of the entrance has the 23m<sup>2</sup> sitting room, also with wood burner.

Between floors is a 16m<sup>2</sup> bathroom where daylight enters via the covered terrace and has two sinks, a shower, a pretty bath and a toilet.

Upstairs are two spacious bedrooms of 23m<sup>2</sup> each. The bedroom with windows to the south and east is equipped with air conditioning, as is the bathroom.

A grand covered terrace of over 50m<sup>2</sup> also has a barbecue area and is invariably an extra living space all year round. It has access to a pretty outbuilding which has been converted with two bedrooms and a shower.

There are numerous outbuildings: a barn attached to the house has 50m<sup>2</sup> on two floors and is ideal for increasing your living space. There is a big hanger measuring 200m<sup>2</sup> and a 70m<sup>2</sup> livestock barn has two horse boxes.

The smallest outbuilding is 65m<sup>2</sup> and is currently equipped as a cattery.

The grounds comprise 2.5 of fenced pasture and a pretty park around the house with various shaded areas with an oriental flavour. All this is enhanced by a 4m diameter above ground pool.

The maison is heated via the two wood burners and the reversible air conditioning. The windows are double glazed and the loft is insulated. The property is served by an individual sewage system.

This versatile property is 8 mins from commerce and services, 30 mins from Tarbes, 45 mins from Tarbes-Lourdes airport, 50 mins from Auch, 1h45 from Toulouse and its airport, 2h from the Atlantic coast and 3h from the Mediterranean.

**ENERGIEVERBRAUCH : D (237)**

**TREIBHAUSGAS : B (7)**