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## Elegant Historic Dwelling, Pool

**480 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26727
- Zimmeranzahl : 9
- Schlafzimmeranzahl : 5
- Wohnfläche : 445 m<sup>2</sup>
- Grundstücksfläche : 980 m<sup>2</sup>
- Grundsteuer : 3 247 €



Nestled in the centre of Tournay is this historic manor house property for sale. Dating from 1680 and carefully modernised and renovated through time, you will appreciate its charm and quality. The 445m<sup>2</sup> of living space combine the prestige of old with contemporary comforts. An ideal dwelling for a tourist project.

The preserved architecture and generous volumes combine to create an exceptional property with its sublime and intimate landscaped garden.

The automated entrance gate (installed in 2024 and also smartphone connected) sets the tone: the elegant facade evokes the spirit of refined hotels. To the left, the entrance reception opens to the quite splendid 70m<sup>2</sup> living room, adorned with a monumental firework, marble floor (from the nearby Campan valley) and Napoleonic era woodwork. This emblematic building, which once held a revolutionary tribunal in 1792, tells its story around each corner.

Opposite, the dining room is accompanied by a more intimate sitting room, whilst the more contemporary kitchen is 28m<sup>2</sup> and fully equipped. It opens to a 35m<sup>2</sup> laundry and utility room. There is also an 18m<sup>2</sup> study, a toilet and a washroom thus permitting ground floor habitation.

The main staircase, itself a veritable slice of architecture, leads up to a second sitting room, 70m<sup>2</sup>, ideal for a library or games room. This floor has three bedroom suites, each spacious and bathed in natural light:

- a 50m<sup>2</sup> master bedroom with direct access to the garden and private bathroom
- two suites, 33m<sup>2</sup> and 25m<sup>2</sup>, with original sculpted doors, floorings and fireplaces
- An extra bedroom, 27m<sup>2</sup>, with stone sink and a fireplace

A full loft provides potential for conversion to living space. It has direct access via a second staircase which also serves the two bedroom suites and sleeping areas.

A 34m<sup>2</sup> garage and an attached workshop offer storage space. Above, 70m<sup>2</sup> of space will permit creation of a gîte or other. A second outbuilding, once a wine press and with pebble walls, could inspire the creation of a spa (sauna, gym...).

The landscaped garden has no overlooking neighbours and is organised around an 8x4m pool, chlorine treated and with a recent liner and motor. A covered terrace has a barbecue and a pond supplies flowers and adds charm and a cooling effect on hot days.

The roof covering and framework are recent. Windows are double glazed (tilt and turn, except where the main staircase to conserve the look). A heat pump system supplies heating and there are two electric-powered hot water storage tanks. A pump provides well water for the toilets and watering for the garden.

In close proximity to commerce and services, this charming and unique home is perfect for a family home or top end tourism activity. This is a rare opportunity to obtain a prestigious and historic home where a renovation has been carried out with attention to detail and passion.

You will be in the centre of Tournay, 5 mins from the A64 motorway and train station, 20 mins from Tarbes and from Bagnères-de-Bigorre and golf course, 20 mins from Tarbes-Lourdes-Pyrenees airport, 30 mins from Pau, 1h from Spain and from skiing, 1h15 from Toulouse, 1h30 from Biarritz and the Atlantic Coast and 2h30 from the Mediterranean.

**ENERGIEVERBRAUCH : E (264)**

**TREIBHAUSGAS : B (8)**