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Renovated Farmhouse w/Gite 2ha

254 880 € [Gebühren an den Verkäufer]

- Referenz : AF26786
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 210 m²
- Grundstücksfläche : 20 000 m²
- Grundsteuer : 939 €



Situated in a small village 20 mins east of Tarbes is this renovated 120m² home for sale with a superb 90m² gîte, an attached barn and two hectares of flat land.

The ground floor has a 26m² living room, a 27m² fitted kitchen with wood burner, a 5m² larder and a toilet. Upstairs are two spacious rooms (22m² & 26m²) and a bathroom with toilet. A set of stairs leads up to the attic and 65m².

The lovely gîte, attached to the house, possesses a terrace where you can find shade on hot days. There is an entrance, independent of the main house, which leads to the 18m² fitted kitchen. Next is a 37m² living room where sunlight invades due to the large windows. There is a picturesque apple press, which reminds us of the agricultural history of this house, at the foot of the stairs which leads to two bedrooms (10m² & 13m²). Both floors have a washroom and a toilet.

All the rooms of this house, which dates from 1850, benefit from natural light via the north and south facing windows. Both dwellings have tiled floor on the ground floor with original oak flooring upstairs.

A barn with a 100m² footprint will allow to you to store your vehicle, store firewood etc. or to create perhaps a second gîte.

The land is flat and perfect for adding a pool. The two hectares allow multiple possibilities and liberty for your animals.

The roof is covered in tile. Central heating is supplied by gas with a buried storage tank, as well as the

fireplaces. The property is served by an individual sewage system. Windows have one pane of glass. The Pyrenees are visible from the upper floor.

You will be in a village 15 mins from primary and secondary schools, 15 mins from Trie-sur-Baïse, 20 mins from Tarbes, TGV, airport and A64 motorway, 1h40 from Toulouse, from Spain and from skiing, 2h from the Atlantic coast and 3h30 from the Mediterranean.

ENERGIEVERBRAUCH : D (178)

TREIBHAUSGAS : D (40)