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## Shepherd's Cottage Exceptional Environment

**282 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26803
- Zimmeranzahl : 2
- Schlafzimmeranzahl : 1
- Wohnfläche : 60 m<sup>2</sup>
- Grundstücksfläche : 5 000 m<sup>2</sup>
- Grundsteuer : 228 €



Located in an exceptional environment, at the edge of a lovely mountain village between Argelès-Gazost and Lourdes, is this charming, renovated shepherd's cottage for sale. It has a 60 m<sup>2</sup> footprint, sunlight all day and all year long, it set in a dominant position with 5000m<sup>2</sup> of land and has a magnificent view of the mountains.

This pleasant location is perfect for living away from the busy city. At 823m altitude, it is served by an access track in good condition and regularly maintained. A space for U-turns means it is accessible all year long by car.

The barn and its roof are in good condition. Connected to water and electricity mains. Individual sewage system.

An ideal property for a holiday home, close to skiing (Hautacam, La Mongie etc.), thermal spa at Bangères-de-Bigorre, Sanctuary of Lourdes and mountain hiking trails.

The ground floor has a living space with fireplace, an open fitted kitchen and washroom with toilet. Upstairs is a dormitory with three 140cm beds to sleep 6 persons, and a storage space.

Full virtual visit on request.

You will be 20 mins from Lourdes and from Bagnères-de-Bigorre, 1h from skiing at La Mongie or Hautacam, 45 mins from Tarbes, 25 mins from Argelès-Gazost, 2h15 from Toulouse and 2h from Biarritz.