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## Home in Natural Surroundings

**187 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26917
- Zimmeranzahl : 3
- Schlafzimmeranzahl : 2
- Wohnfläche : 88 m<sup>2</sup>
- Grundstücksfläche : 2 300 m<sup>2</sup>
- Grundsteuer : 229 €



Located in the haven of tranquility that is the Baronnies is this renovated shepherd's cottage for sale in a calm and leafy environment. Habitable all year round, it is connected to the electricity and water mains. Accessible via 4x4 or on foot, it is an authentic and charming property which will provide a bucolic way of life. One hour from skiing.

Nestled in the greenery is this charming home offering an ideal way of life for nature lovers and those seeking peace and quiet.

A gravel track leads to the property where you will discover the pleasant land bordered by the forest and this renovated shepherd's cottage.

Inside, you will adore the spacious living area, 41m<sup>2</sup>, cozily transformed with an open kitchen and wood burner. PVC double glazing assures comfort and insulation. A corridor serves a washroom with double sink, a toilet and a laundry with access to the garden, both practical and functional.

Upstairs you will discover a 20m<sup>2</sup> bedroom where natural light invades the wooden flooring and visible beams. Continuing on is a second bedroom of undeniable charm thanks to its stone walls.

Under the main living room is a large storage space.

The land, partly fenced, harmoniously blends garden and forest leaving you to use as you wish.

This unique property mixes authenticity, comfort and tranquility. A rare opportunity for you to live with the

rhythm of nature.

The roof is covered in slate. Windows are PVC and wooden frame. There is a hot water storage tank (electricity) and heating is provided by the wood burner on the ground floor and electricity upstairs.

You will be 25 mins from commerce and services and the A64 motorway, 30 mins from Arreau and Lannemezan, 50 mins from Tarbes and airport, 1h from skiing, 1h30 from Toulouse, 2h10 from Biarritz and the Atlantic coast and 2h45 from the Mediterranean.

**ENERGIEVERBRAUCH : E (325)**

**TREIBHAUSGAS : B (9)**