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## Mountainside Shepherd's Cottage Views

**350 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26932
- Zimmeranzahl : 4
- Schlafzimmeranzahl : 3
- Wohnfläche : 130 m<sup>2</sup>
- Grundstücksfläche : 12 700 m<sup>2</sup>
- Grundsteuer : 176 €



Located 30 mins from Argelès-Gazost at 1100m altitude is this converted 130m<sup>2</sup> stone shepherd's cottage for sale with 3 acres hectares of land. Constructed in 1789, it possesses breathtaking views of the surrounding mountains and valley. It has an outside sauna and hot tub and can comfortably sleep 6 persons. Connected to electricity mains. Access 4x4.

This is a rare opportunity to obtain a mountain property in a tranquil location yet with all modern comforts. It may be declared as a primary residence. A country lane climbs out of the picturesque village and threads through the countryside until a steep track is reached where currently a 4x4 vehicle is necessary to reach the cottage. Around 500m further on you will discover this haven of tranquility. The cottage sits on a natural ledge with splendid views of the peaks and valley.

The ground floor of this converted stone-built cottage has a 45m<sup>2</sup> main living room with open kitchen. A corner wood burner provides heat and cosy winter's evenings around the fire. Two large windows provide natural light and a superb view of the peaks opposite from the comfort of your armchair.

The ground floor also comprises a modern bathroom, toilet and a 17m<sup>2</sup> space currently used as storage and office space. The hot water storage tank and washing machine are present and one can easily envisage a utility room and a guest sleeping area.

Stairs lead up to the upper floor where the available space has been cleverly designed to comfortably sleep 6 persons with private bedrooms and storage spaces, office space and bookshelves as well as a modern washroom with toilet.

Outside, you will have a natural terrace from which to enjoy the views as well as the superb Nordic sauna, cold tub and hot tub. The sauna has windows so you can appreciate the views of a snow covered landscape.

There is plenty of firewood storage and an outbuilding for extra storage.

Connected to electricity mains. Water is supplied by a spring close to the house with a storage tank and pressure system. Windows are double glazed. The roof is covered in natural slate. Heating is provided by the wood burner as well as electric-powered radiators upstairs. The property has an individual sewage system.

You will be in the Pyrenees mountains around 30 mins from the pretty market town of Argelès-Gazost for all commerce and services. Several hiking trails in proximity as well as various ski areas (Col du Couraduque-Soulor, Hautacam, Caunterets, Domaine Tourmalet). Lourdes 45 mins for TGV. A64 motorway 50 mins taking you to Toulouse and Biarritz in 1h30. Tarbes-Lourdes-Pyrenees airport 50 mins.

**ENERGIEVERBRAUCH : E (321)**

**TREIBHAUSGAS : B (9)**