

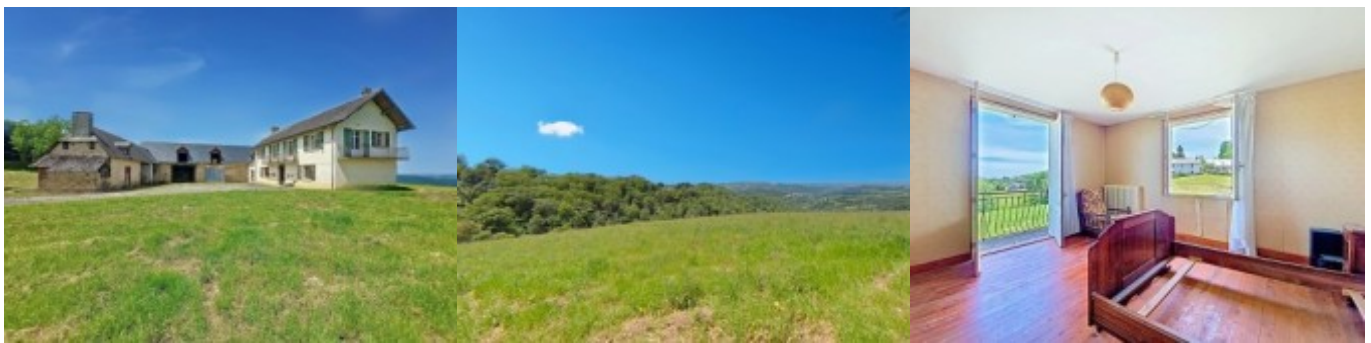


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U-shaped Farm Property to Renovate

327 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26766
- Numero di stanze : 6
- Numero di camere da letto : 4
- Superficie abitabile : 180 m²
- Superficie del terreno : 9 600 m²
- Imposta patrimoniale : 939 €



Located 10 mins west of Bagnères-de-Bigorre is this "U"-shaped farmhouse property to renovate with a 180m² dwelling, 245m² of outbuildings and 9600m² of grounds. There is lots of potential and, with its views of the surrounding hills, will appeal to families seeking tranquility, old charm and those seeking a gîte project.

You arrive at the property by taking the track which leads to the very private three-sided courtyard where you will fall under the spell of this pretty farmhouse, typical of the Pyrenees.

Inside, there is a 13m² entrance hall serving the two main rooms: the 36m² kitchen and dining room with traditional fireplace with wood burner, and the 22m² sitting room which could serve as bedroom.

A passageway leads to a 1.7m² toilet and an 8m² utility room with the heating system.

A wooden staircase leads up to a landing serving four bedrooms (13, 14, 16.5 & 17m²), two of which enjoy a balcony with view of the property and the surrounding hills. There is also a 7m² small bedroom or study, a 7.5m² bathroom and a 1m² toilet.

Back to the courtyard and access to the spacious outbuildings. The 23m² wine press could become a workshop or studio. A 62m² barn opens from the courtyard to the land to the south-west and could be perfect for a covered dining terrace. The 117m² old livestock barn has three entrances and could become a workshop, storage space or transformed to a gîte. Its loft has the same surface area to exploit.

The garden has an old pigsty, augmenting the potential of this property.

The 9600m² of grounds around the buildings allow you to enjoy the quietude of the area and admire the local countryside.

You could create a vegetable garden, house livestock or install a pool. There is extra land available attached to the property of you desire.

This pretty farmhouse is to renovate. It's lovely grounds, vast outbuildings and sheltered courtyard have enormous potential.

The roofs are covered in various materials: natural slate and partly recently renovated and also asbestos cement. The windows have one pane of glass and wooden shutters. Heating is currently supplied by oil. Hot water is provided by a mixed system. The property has an individual sewage system.

You will be 10 mins from Bagnères-de-Bigorre, it's casino, thermal spa and market, 20 mins from Lourdes and its Sanctuary, 20 mins from Lourdes-Tarbes-Pyrenees airport, 1h30 from Spain, 1h40 from Toulouse, 2h from the Atlantic coast and 3h from the Mediterranean. This pretty farmhouse is awaits your imagination.

CONSUMO ENERGETICO : G (355)
GAS SERRA : G (111)