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Renovated Farmhouse, Pool, 1,5ha

495 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26893
- Numero di stanze : 15
- Numero di camere da letto : 7
- Superficie abitabile : 384 m²
- Superficie del terreno : 15 000 m²
- Imposta patrimoniale : 1 942 €



Located just over 10 mins from Lannemezan is this superb 380m² renovated farmhouse with a pool and over one hectare of land.

After having parked your car to the rear of the house (space for three vehicles), west-side, you will pass the double entrance doors marked with the year 1893 and enter this property which has the atmosphere of a hacienda or a Provençal villa. However, you are definitely in a fully renovated farmhouse of the Gascogne region which has retained its charm with visible beams and half timbers.

The property is comprised of three sections: the main home (200m²), a small gîte (60m²) and a barn recently transformed to a dwelling (120m²). The three dwellings are attached but without interior access. Each has an independent entrance creating an ideal property for housing two families or for a tourism project.

The patio has a sober decor and leads to a charming little terrace overlooking the lovely 10x5m swimming pool which has recently been renewed (liner and filters). The entrance of the main house is located just in front of you at the end of the patio and there you will be invited to enjoy a cool drink at the bar where the current amateur musician owners hold jam sessions.

The fitted kitchen is functional and gives on to a small larder and a splendid little terrace. The sitting room has a fireplace and the attached dining room allows access to a storage room and the 70m² garage.

Between the sitting room and the dining room a staircase leads up to four bedrooms, two of which are equipped with a bathroom or washroom. A third washroom is reserved for the other two bedrooms, currently used as walk-in wardrobe and sewing room. There is a very practical laundry room upstairs thus avoiding lots

of running around with bed sheets. The laundry room and sewing room have a balcony which overlooks the pool.

The small gîte is located between the main house and barn. It was created less than three years ago and has a pretty kitchen with larder/laundry, sitting room, dining room, a bedroom looking onto the pool and private washroom, all at ground level.

Finally the barn which is currently has on its ground floor a small entrance hall to the rear and a summer kitchen with barbecue giving on to the pool. Upstairs are three bedrooms in continuity, a washroom, toilet and an artist's studio with high ceiling and lots of natural light.

The exterior offers the same level of attraction as the interior with its patio, terraces and pool as well as a vegetable garden, shed, greenhouse, small lake and a shelter for horses which could fully enjoy the gently sloping land of over one hectare.

The roofs are in perfect condition. There is an individual sewage system. The lofts are insulated. Windows are double glazed. There is underfloor electric heating on the ground floor of the house with the latest technology electric radiators in the rest of the house.

This 380m² property has 8 bedrooms and 5 bathrooms just over 10 mins from Lannemezan and from Montréjeau, 45 mins from Tarbes and from skiing, 1h30 from Toulouse and airport, 2h from the Atlantic coast and 3h from the Mediterranean.

CONSUMO ENERGETICO : E (273)
GAS SERRA : B (9)