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## Pretty Farmhouse

**270 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26902
- Numero di stanze : 14
- Numero di camere da letto : 9
- Superficie abitabile : 460 m<sup>2</sup>
- Superficie del terreno : 7 900 m<sup>2</sup>
- Imposta patrimoniale : 1 881 €



Located in a rural village is this pretty 486m<sup>2</sup> farmhouse to modernise comprising a living room, sitting room, two kitchens, a washroom, bathroom with shower, four bedrooms, two toilets and a loft. A gîte has a living area, study, laundry, five bedrooms with washrooms and toilet. There is an old abattoir, several areas for storage, a wine cellar and 7900 m<sup>2</sup> of land.

After entering the property, you will discover a shaded courtyard and this charming farmhouse which has been divided into two sections: the main house and the gîte as well as the lovely garden with numerous fruit trees and vegetable plot.

The main house is 283m<sup>2</sup>. The 13.5m<sup>2</sup> entrance hall has the original wooden staircase and serves to the right the 30m<sup>2</sup> living room with fireplace. To the left is the vast 57.5m<sup>2</sup> sitting room and the 17.5m<sup>2</sup> kitchen. There is a 5.70m<sup>2</sup> bathroom, a 6m<sup>2</sup> washroom, a toilet and a 19.50m<sup>2</sup> kitchen. Upstairs are four bedrooms (15.75m<sup>2</sup>, 21m<sup>2</sup>, 30m<sup>2</sup> and 31.50m<sup>2</sup>), a toilet and a loft.

Windows have one pane of glass except the southern facade which has PVC frames. There are folding shutters. Hot water is produced by an electric powered storage tank. An oil powered system provides central heating with a 2000l tank. There is a wood burner, a fireplace and a pellet burner. The individual sewage system will need renewing.

The 203m<sup>2</sup> gîte has a 32m<sup>2</sup> entrance with a bar to welcome clients, vast 47.5m<sup>2</sup> dining room, a toilet, 9m<sup>2</sup> study or bedroom, a 9.50m<sup>2</sup> laundry and a 3.50m<sup>2</sup> larder. Upstairs are four bedrooms have a washroom/toilet and cupboard (16m<sup>2</sup>, 16.40m<sup>2</sup>, 16.60m<sup>2</sup> and 18.80m<sup>2</sup>), a 27.70m<sup>2</sup> master bedroom has a washroom/toilet and cupboard and finally a storage room competes this floor.

Windows are wooden framed with one pane of glass. There are folding wooden shutters. There is an electric powered hot water storage tank. Heating is provided by electricity. The individual sewage system is up to current codes.

There is an immense storage hangar (320m<sup>2</sup>) and outbuildings. The old workshop is 89m<sup>2</sup>.

The tile roof is in good condition. Glass wool insulation in the gîte is 25 years old and blown wool insulation in the main house is 10 years old.

If you're in search of a family home with perhaps the opportunity to run a gîte, or a professional requiring space for your business and vehicles, the potential of this farmhouse will appeal.

You will be 5 mins from Rabastens-de-Bigorre and all commerce and services, 10 mins from Vic-en-Bigorre and 25 mins from Tarbes for airport, A64 motorway access and TGV.

**CONSUMO ENERGETICO : D (216)**

**GAS SERRA : C (18)**