



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454. - Fax : 0033 (0) 562.346.660
abafim.it
Contattaci anche tramite e-mail su contact@abafim.com

Charming Farmhouse Chambres d'Hôtes

390 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26937
- Numero di stanze : 10
- Numero di camere da letto : 6
- Superficie abitabile : 250 m²
- Superficie del terreno : 5 000 m²
- Imposta patrimoniale : 1 350 €



Located in the Arbas valley between Salies-du-Salat and Aspet is this charming restored 250m² farmhouse offering chambres d'hotes in its leafy and pleasant setting : two sitting rooms, dining room, kitchen, six bedrooms, five bathrooms and a laundry. 5000m² of land comprises outbuildings, parking for 6 vehicles and a sunny courtyard.

This charming and cosy farmhouse has conserved its authenticity whilst benefiting from modern comforts. The setting is the serene countryside of the Pyrenean foothills without being completely isolated.

The entrance is via the car park or "guest entrance" or via the main courtyard. The configuration of the house against the hillside creates an intimate and sheltered situation yet with lots of sunlight. Sun lounges and a breakfast table naturally find their place for lazy days.

After passing one of the four big double patio doors comprising the facade of the house, you will discover the 20m² guest sitting room with wood burner and stone walls. The tone is set : warmth and quietude.

To the right opens the 25m² dining room which can comfortably seat 10 persons. The current space reserved for the owners is next: a small study which continues into the 20.5m² sitting room worth plentiful natural light, wood burner and wooden staircase to the sleeping areas.

This last item includes a 22m² space with visible beams and wooden flooring called the dormitory, with an 8m² bathroom and a unique 10.5m² bedroom. There is access to the 30m² insulated loft and a small balcony. The guest and private quarters are easily divided upstairs by a corridor which can be closed off with a door.

To the left of the guest sitting room is the 21m² kitchen, a toilet and access to the upstairs via another wooden staircase.

Upstairs, a superb U-shaped landing serves the guests bedrooms with sugary names : Caramel (17 m²), Barley Sugar (28 m²), Marshmallow (16 m²) and Licorice (13 m²), each with private washroom and toilet.

The courtyard is entirely surfaced and landscaped with access to the L-shaped building with a 25m² laundry room, a stone and wood space which can serve as summer kitchen or activity space (yoga, meditation, games etc) with a 43m² storage space and a 15m² firewood shelter.

The ensemble is underlined by a terrace with cosy dining area. The guest parking has a 16m² wooden shed.

This superb property is one for your shortlist and can suit various projects : family home close to commerce and services, holiday home, or home with chambre d'hotes to maintain an income.

The area is favourable to tourism with various waking trails, equestrian activities, paragliding, caving, cycling...

Construction is traditional. Windows are PVC double glazed. An oil-powered central heating system is in place and also provides hot water. There are two wood burners. The roof of the main house is covered in tile and reviewed in 2023. The rest of the property has tile roofs in good general condition. The property has an individual sewage system up to current codes.

You will be just over 10 mins from Salies-du-Salat, 30 mins from Saint Gaudens or Saint Giron, 25 mins from Boulders train station. A64 motorway is 15 mins leads to Toulouse and Tarbes and their airports in 1h. First skiing 45 mins.

CONSUMO ENERGETICO : C (132)

GAS SERRA : C (26)