



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](mailto:contact@abafim.com)

## Shepherd's Cottage Mountain Views

**126 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26940
- Numero di stanze : 3
- Superficie abitabile : 110 m<sup>2</sup>
- Superficie del terreno : 540 m<sup>2</sup>



Located in a picturesque village 10 mins from Argelès-Gazost, in the beautiful Azun Valley, is this old shepherd's cottage for sale on 540m<sup>2</sup> of land. It has a 70m<sup>2</sup> footprint and two levels, perfect for creation of a dwelling. It is bathed in sunlight and has a view of the surrounding mountains and valley.

Accessible all year round and in a quiet village. If you're seeking a barn conversion yet with all commerce and services in proximity, this slate-roofed barn with stone walls and original doors is for you. The 70m<sup>2</sup> footprint and upper floor may be transformed to create a beautiful home with maximum sunlight and incredible views.

The village is a starting point for hiking and other outdoor activities in the Pyrenees National Park, cycling, fishing, paragliding, skiing...

Possibility to connect to sewage mains, electricity and water mains in proximity for complete comfort. An annexe could be constructed as the land may be built upon.

You will be 10 mins from the lovely market town of Argelès-Gazost and its thermal spa, 20 mins from Lourdes and TGV station, four ski areas less than 45 mins away, 40 mins from Tarbes and 1h15 from Pau.