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Bed and Breakfast

385 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26961
- Numero di stanze : 9
- Numero di camere da letto : 6
- Superficie abitabile : 313 m²
- Superficie del terreno : 1 200 m²
- Imposta patrimoniale : 2 080 €



Located 15 minutes from Lourdes, along the Gave de Pau, this fully renovated 313 m² building consists of a private apartment and five guest rooms with tasteful decoration. It is the ideal property if you wish to run a tourism business or start a bed and breakfast activity. The property enjoys a beautiful view of the hillsides and the Gave de Pau.

Ideally situated close to Lourdes, this stone building offers the sought-after Bigourdan charm for this type of property and will allow you to develop a turnkey tourist accommodation business, as all the facilities have been created to easily welcome your guests.

On the ground floor, after passing through the entrance door of the private section, you will find a large, very functional kitchen extending into a living room opening onto a terrace with a beautiful view of the surrounding mountains. To the right of the entrance, a hallway leads to two bedrooms and a bathroom.

A bedroom accessible to people with reduced mobility has also been fitted on the ground floor.

The ground floor also includes many outbuildings: a huge 60 m² laundry room, a 50 m² storage area for bicycles, as well as a large 32 m² garage.

The upper floor of the building is dedicated to the guest rooms. There you will find three tastefully decorated rooms, each with its own private shower room or bathroom. Continuing on, a vast 80 m² reception room, used for breakfasts and guest meals, welcomes visitors who can relax around a pool table or in the cinema area.

Aluminium double-glazed windows provide comfort and insulation.

Heating is supplied by underfloor heating connected to heat pumps.
Solar panels with a capacity of 12 kW significantly reduce energy consumption.
The sanitation system is connected to the mains sewer.

This farmhouse is located just 15 minutes from Lourdes, 25 minutes from the airport, 35 minutes from Tarbes, 45 minutes from the ski slopes and 1h50 from the Atlantic Ocean.

CONSUMO ENERGETICO : C (111)

GAS SERRA : C (17)