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## House for sale in Hautes-Pyrénées

**Aureilhan** , **Hautes-Pyrénées** , **Occitanie**



**€285,000**

**inc. of agency fees**

**5 Beds      161 sqm      0.1 ha**

Located 2 minutes east of Tarbes, come and discover this wonderful house with character. Measuring 160 m<sup>2</sup>, it is composed of a lovely...

### At a Glance

**Reference** MFH-ADF1626179

**Near to** Aureilhan

**Price** €285,000

**Bed** 5

**Pool** No

**Hab.Space** 161 sqm

**Land** 0.1 ha

**Land Tax** N/A

### Property Description

Located 2 minutes east of Tarbes, come and discover this wonderful house with character. Measuring 160 m<sup>2</sup>, it is composed of a lovely kitchen-cum-dining room with a huge living room. There are also 5 bright bedrooms (one on the garden level), a study, 4 bathrooms, 5 toilets, an outbuilding, a big attic suitable for conversion, a carport for 3 cars and a lovely tree-filled garden of 1000 m<sup>2</sup>. A must see!

As soon as you go through the automatic front gate, you're going to fall under the charm of this house with character. This dwelling has different possibilities: a large family house where your guests can have their own room or letting out the rooms as BnB.

On the garden level there is a huge 30 m<sup>2</sup> living room and a separate kitchen-cum-living room (32 m<sup>2</sup>) with a lovely fireplace.

You'll be able to relax peacefully in the master bedroom (15 m<sup>2</sup>) which has a shower-room (8 m<sup>2</sup>) and a separate toilet.

This level also has a second separate toilet.

A beautiful oak staircase leads to the next 3 bedrooms (10 m<sup>2</sup>, 15 m<sup>2</sup> & 20 m<sup>2</sup>), two with a shower-room (4 m<sup>2</sup> & 9 m<sup>2</sup>) and toilet.

All these bedrooms are very bright and some have a lovely fireplace a very nice parquet.

The second floor has an 8 m<sup>2</sup> landing that gives onto another bedroom (11 m<sup>2</sup>) with sloping ceilings and exposed beams. There is also a shower-room (7 m<sup>2</sup>) with a toilet. The next space (5 m<sup>2</sup>) is ideal for a study or a child's room.

Returning to the garden level, there is a huge adjoining outbuilding (53 m<sup>2</sup>) for you vehicles and workshop.

In this wing of the house, the first floor has an attic (77 m<sup>2</sup>) that is suitable for conversion.

After crossing the gravelled yard, you can easily park 3 cars in the carport (41 m<sup>2</sup>).

You can quietly stroll through the lovely flat garden (1000 m<sup>2</sup>). It is fenced in, planted with flowers and has a well.

You'll enjoy family meals on the nice covered terrace.

The house faces south.

The roof has slate tiles.

The house has an alarm system.

Joinery is double-glazed.

Heating provided by a mixed gas boiler (Bosch).

Water heated by the solar panels on the roof.

Connected to mains drainage.

Located 2 minutes east of Tarbes; 5 min from the motorway; 10 min from a high-speed train station (TGV) and a golf course; 20 min from the airport Tarbes-Lourdes-Pyrenees; 30 min from Lourdes; 40 min from Pau; 2 hr from Spain; 1 hr from ski slopes; 1 hr 30 min from Toulouse and Biarritz; 2 hr 30 min from the Mediterranean Sea.

### Summary

Property type:	House
Bedrooms:	5
Price	€285,000

### Key Information

Internal Area:	161 sqm
Land Area:	0.1 ha

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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