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## Chambre d'Hote or Gite for sale in Hautes-Pyrénées

Saint-Laurent-de-Neste , Hautes-Pyrénées , Occitanie



# €315,000

inc. of agency fees

4 Beds      150 sqm      1 ha

Located between Bagnères-de-Bigorre and Bagnères-de-Luchon is this stone-built home for sale with gite offering 150m<sup>2</sup> of space to...

### At a Glance

**Reference** MFH-ADF1626204  
**Bed** 4  
**Land** 1 ha

**Near to** Saint-Laurent-de-Neste  
**Pool** No

**Price** €315,000  
**Hab.Space** 150 sqm  
**Land Tax** N/A

### Property Description

Located between Bagnères-de-Bigorre and Bagnères-de-Luchon is this stone-built home for sale with gite offering 150m<sup>2</sup> of space to modernise plus more than one hectare of land.

The main house has no upper floor and 75m<sup>2</sup> of space comprising a 45m<sup>2</sup> open plan living area with kitchen,

two bedrooms (10m<sup>2</sup> & 11m<sup>2</sup>), a 4m<sup>2</sup> passageway and a 3m<sup>2</sup> washroom. You will also have a 50m<sup>2</sup> garage and a loft.

Heating is provided by a fuel-powered system, a wood burner and a fireplace. Windows are wooden framed with one pane of glass. There is an electric-powered hot water storage tank.

The gite has a 9m<sup>2</sup> kitchen, a 27m<sup>2</sup> living space with open fireplace and a 17m<sup>2</sup> larder and garage (where the heating and hot water tanks are located). Upstairs are two bedrooms (9m<sup>2</sup> and 10m<sup>2</sup>), a 5.5m<sup>2</sup> space which could serve as walk-in wardrobe or office, a bathroom and a toilet.

Heating is also supplied by a fuel system and there is a fireplace. Windows also have one pane of glass and there is a similar hot water storage tank.

One septic tank system serves both dwellings.

The roofs are covered in cement-fibre material and tile.

The land is over a hectare and is in three levels with lots of flowers and stone terraces. Numerous shrubs have been planted.

Ideal for a second home, for self-sustained living and for a gite project.

You will be 18 mins from Saint-Laurent-de-Neste, 34 mins from Lannemezan, 1h from Bagneres-de-Luchon and 1h from Bagneres-de-Bigorre.

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	4
Price	€315,000

## Key Information

Internal Area:	150 sqm
Land Area:	1 ha

## Location: Occitanie





## Gallery







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**C. BAUER – Sunday Times**

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