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## House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



**€329,000**

inc. of agency fees

7 Beds      254 sqm      0.05 ha

Located in a sought after neighbourhood of Tarbes is this manor house dating from the early 20th century. With 254m<sup>2</sup> of living space...

### At a Glance

**Reference** MFH-ADF1626295

**Near to** Tarbes

**Price** €329,000

**Bed** 7

**Pool** No

**Hab.Space** 254 sqm

**Land** 0.05 ha

**Land Tax** N/A

### Property Description

Located in a sought after neighbourhood of Tarbes is this manor house dating from the early 20th century. With 254m<sup>2</sup> of living space on three floors, it will appeal to a large family seeking the charm of old. There are seven bedrooms, the majority of which are equipped with their own washroom and toilet. The ground floor sitting room opens to the terrace where you will enjoy the pleasant garden in the heart of the city.

You will fall under the spell of this spacious dwelling, which has enormous potentiel, as you cross the threshold. The entrance hall and dining room (16m<sup>2</sup>) lead to the pleasant sitting room (35m<sup>2</sup>), which enjoys lots of natural light, and access to the terrace and garden. The other side of the ground floor has the fitted kitchen (13m<sup>2</sup>) which has its own access to the terrace. There is also a bedroom (13m<sup>2</sup>) and its private washroom with toilet (8m<sup>2</sup>).

A spacious study (15m<sup>2</sup>) could serve as a bedroom and is accessed from the dining room. A superb wooden staircase leads up to a landing (6m<sup>2</sup>) which serves three bedrooms (13m<sup>2</sup>, 16m<sup>2</sup> & 17m<sup>2</sup>), each with private washroom (2.6m<sup>2</sup>, 6.7m<sup>2</sup> & 6m<sup>2</sup>) and toilet. One of the bedrooms enjoys private access to a 32m<sup>2</sup> terrace which is located above the sitting room and which boasts a lovely view towards the mountains.

The stairs continue up to the second floor landing (6m<sup>2</sup>) and three more bedrooms (10.5m<sup>2</sup>, 11m<sup>2</sup> & 14.5m<sup>2</sup>), a bathroom (1.3m<sup>2</sup>) and a toilet (0.7m<sup>2</sup>).

Outside to the garden and you will find the old garage which has been transformed to a bedroom for disabled persons. Access to the house is via a ramp leading to the terrace. The laundry is attached to the garage.

Under the house is a vast cellar (40m<sup>2</sup>) divided into three rooms, each with access to the exterior, providing ample storage space.

The small garden has trees and is ideal for those who do not wish to spend the entire weekend

mowing the lawn, in a tranquil environment in the heart of the city.

This property has enormous potential and will require some work to bring it to modern standards.

The roof is covered in slate. Windows are, in the majority, wooden framed with one pane of glass. There is gas central heating connected to the mains. The property is connected to the sewage mains.

This property is in a sought-after neighbourhood of the city of Tarbes, a few minutes from the centre, 10 mins from Tarbes-Lourdes-Pyrenees airport, 30 mins from Pau, 1h30 from Toulouse and from Spain and 1h from skiing.

### Summary

Property type:	House
Bedrooms:	7
Price	€329,000

### Key Information

Internal Area:	254 sqm
Land Area:	0.05 ha

### Location: Occitanie



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**S. and L. BROWN**



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