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## Farmhouse for sale in Hautes-Pyrénées

Bagnères-de-Bigorre , Hautes-Pyrénées , Occitanie



**€161,000**

inc. of agency fees

7 Beds      308 sqm      0.23 ha

Located 10 mins from Bagnères-de-Bigorre and 10 mins from Tournay is this 300m<sup>2</sup> farmhouse to renovate. You can let your imagination...

### At a Glance

**Reference** MFH-ADF1626353

**Bed** 7

**Land** 0.23 ha

**Near to** Bagnères-de-Bigorre

**Pool** No

**Price** €161,000

**Hab.Space** 308 sqm

**Land Tax** N/A

### Property Description

Located 10 mins from Bagnères-de-Bigorre and 10 mins from Tournay is this 300m<sup>2</sup> farmhouse to renovate. You can let your imagination run in modernising the spacious living areas, kitchen and up to six bedrooms. The ensemble has over 2000m<sup>2</sup> of land.

Inside the house, the 15m<sup>2</sup> entrance hall serves, to the right, a 35m<sup>2</sup> room where lots of natural light enters, and to the left is a 30m<sup>2</sup> room.

Upstairs is a splendid 180m<sup>2</sup> loft ready for your projects.

Outside, you will discover another habitable section of the property, ideal for a workshop, professional activity or guest house. This annex consists of a 43m<sup>2</sup> space on the ground floor, as well as an 11m<sup>2</sup> fitted kitchen with bread oven, an 18m<sup>2</sup> bedroom and toilet. Upstairs is a 55m<sup>2</sup> loft to create more bedrooms if you wish.

The property has over 2000m<sup>2</sup> of land with some outbuildings.

The house requires substantial building and modernisation work to design as you wish. The buildings are traditionally constructed with walls. Work on the roof, wiring, insulation, windows, fitting of a bathroom and kitchen as well as an individual sewage system should be planned to transform this property into an exceptional home.

You will be 10 mins from A64 motorway and the market and thermal spa town of Bagnères-de-Bigorre, 40 mins from skiing, 1h30 from Toulouse, 1h40 from the Atlantic coast and 3h from the Mediterranean coast.

### Summary

Property type:	Farmhouse
Bedrooms:	7
Price	€161,000

### Key Information

Internal Area:	308 sqm
Land Area:	0.23 ha

### Location: Occitanie



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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