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## Countryside house for sale in Hautes-Pyrénées

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



# €199,000

inc. of agency fees

4 Beds      180 sqm      0.34 ha

Located between Lannemezan and Montrejeau, in Anères, this structure to renovate will charm lovers of atypical properties. Old mill...

### At a Glance

<b>Reference</b>	MFH-ADF1626501	<b>Near to</b>	Saint-Laurent-de-Neste	<b>Price</b>	€199,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.34 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Lannemezan and Montrejeau, in Anères, this structure to renovate will charm lovers of atypical properties. Old mill with 4 bedrooms and access to a river. Plot of 3400 m<sup>2</sup>.

More than just an imposing structure, it's a part of the heritage of the Comminges, so you would become the owner if you fall under the charm of this property.

Bordering a private canal giving onto the river Neste, this property offers a quiet and authentic environment.

The entrance hall gives onto a big living room (40 m<sup>2</sup>) with an imposing fireplace. To the right of the entrance hall is the kitchen (25 m<sup>2</sup>) with a door that opens onto a small terrace that faces due south.

The staircase in the entrance hall leads to the first landing (5 m<sup>2</sup>) which gives onto two big bedrooms (21 m<sup>2</sup> & 23 m<sup>2</sup>) on each side. One has a shower-room and the other has a WC with a toilet and washbasin.

A second flight of stairs leads to two more bedrooms, both 21 m<sup>2</sup> and with a space that could be converted into shower-rooms.

Finally, the third level is the attic and it is suitable for conversion.

The house is very bright thanks to its many windows.

Joinery is single glazing and all the shutters on the ground floor are metal and have locks.

Heating only provided by the fireplace. Electric hot-water heater.

Drainage connected to a septic tank.

The slate tiled roof needs to be overhauled.

On the plot of 3400 m<sup>2</sup> there is a demolished barn and the ruins of an old structure.

On the far side of the land is access to the river Neste where you can enjoy freshness during hot summer days. The property is situated on the path of a by-pass canal of the river Neste, which was previously used for the mill in order to spin, and the vestiges are still present.

Being close to the river and to hiking trails, this is the ideal spot for creating a guest house. Located 14 minutes from Montréjeau; 18 min from Lannemezan; 45 min from Tarbes; 50 min from Bagnères-de-Luchon; 1 hr 25 min from Toulouse.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€199,000

## Key Information

Internal Area:	180 sqm
Land Area:	0.34 ha

## Location: Occitanie



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**S. and L. BROWN**



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