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## Countryside house for sale in Hautes-Pyrénées

**Dours** , **Hautes-Pyrénées** , **Occitanie**



# €298,000

inc. of agency fees

**6 Beds**      **260 sqm**      **0.43 ha**

Located 15 minutes east of Tarbes, in a lush environment with wonderful views of the Pyrenees and the Pic du Midi, this old farmhouse...

### At a Glance

**Reference** MFH-ADF1626560

**Near to** Dours

**Price** €298,000

**Bed** 6

**Pool** No

**Hab.Space** 260 sqm

**Land** 0.43 ha

**Land Tax** N/A

### Property Description

Located 15 minutes east of Tarbes, in a lush environment with wonderful views of the Pyrenees and the Pic du Midi, this old farmhouse from 1830 measures 260 m<sup>2</sup> and sits on 4300 m<sup>2</sup> of land. Good size property for two families or for creating gites.

The front gate opens onto a large 4300 m<sup>2</sup> garden on which a pool could be installed. The property faces due south and has an orchard. This lovely house has lots of possibilities for creating several gites.

You'll immediately be plunged into the rustic atmosphere with its authentic materials. The nice size rooms of the time have been preserved.

On the right of the ground floor there is a nice dining room (36 m<sup>2</sup>) with a wooden ceiling.

On the left there is a big kitchen (37 m<sup>2</sup>) with a fireplace that has a wood-burning stove and a baker's oven.

The ground floor also has a spacious bedroom (13 m<sup>2</sup>) with a bathroom (6.9 m<sup>2</sup>) that has exposed pebble walls and a toilet.

At the back of the house there is a room (former wine press) that is used as a laundry room and scullery. It communicates with the boiler room and then the garage and the former cowshed.

The staircase in the entrance hall leads to the part where the ceiling was raised in the 80's by the renowned architect Edmond Lay. This separate floor is a second residence.

A lovely room (20 m<sup>2</sup>) is used as a sitting room. It has views of the Pyrenees and is bathed in sunlight, with a wooden atmosphere that makes the space warm and cosy.

To the back is the master bedroom (12 m<sup>2</sup>), its shower-room (4.9 m<sup>2</sup>), toilet and walk-in closet (4.6 m<sup>2</sup>). The landing also has a second bedroom (13.8 m<sup>2</sup>) and cupboards.

On the opposite side, a small hallway leads to two more bedrooms (9.3 m<sup>2</sup> & 12.3 m<sup>2</sup>), a toilet, a separate open kitchen (10 m<sup>2</sup>) and a very bright dining area (7 m<sup>2</sup>).

The west wing of the house is reached from a door that opens onto two rooms. The first is used as cupboard space and a small shower-room. As for the second room, all the walls have been knocked down and it is adorned with exposed beams that make you think of a boat. It's a wonderful room.

The space could be converted to your liking (total of 66 m<sup>2</sup>). It also opens onto a wonderful wooden terrace (45 m<sup>2</sup>).

The huge potential of this property allows for many possibilities - being converted into gites, offices, studios... There is also a carport for two cars under the terrace, as well as a workshop and a garage that is next to the former cowshed that is used for storing wood and material.

Heating (cast-iron radiators) provided by an air/water heat pump. An oil-fired boiler and an electric boiler take over when the temperature is negative.

Hot water provided by two electric hot-water heaters.

The roof is tiled and the roof structure is in very good condition. Most of the joinery is wooden and single-glazed.

Drainage connected to a 4000L septic tank.

Optic fibre available in front of the house.

In fact, this lovely house offers 2 different dwellings and allows for the creation of gites.

Located about 15 min from the centre of Tarbes; 9 km from the motorway; 30 min from the airport Tarbes-Lourdes; 1 h 20 min from Toulouse; 1 hr 30 min from the airport Blagnac; 1 hr 40 min from the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

### Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 6                 |
| Price          | €298,000          |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 260 sqm |
| Land Area:     | 0.43 ha |

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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