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Countryside house for sale in Hautes-Pyrénées

Maubourguet , **Hautes-Pyrénées** , **Occitanie**



€299,000

inc. of agency fees

4 Beds 197 sqm 0.58 ha

Just 15 minutes from Maubourguet, on the wine route, this bourgeoise house features a fitted kitchen, dining room, large lounge, small...

At a Glance

Reference MFH-ADF1626652

Near to Maubourguet

Price €299,000

Bed 4

Pool No

Hab.Space 197 sqm

Land 0.58 ha

Land Tax N/A

Property Description

Just 15 minutes from Maubourguet, on the wine route, this bourgeoise house features a fitted kitchen, dining room, large lounge, small lounge, study, 4 bedrooms, bathroom with shower, outbuildings, all set in 5800m² of wooded garden.

You will have the impression that time has stood still, this home is very bright and has not been altered in any way.

You enter through a beautiful solid wood door into a spacious hall that leads to various living rooms: a dining room (18m²), a dining area (17m²) with an open fireplace and a fitted kitchen (a door gives access to the outbuildings and garden), a large lounge (18m²) and a small lounge/study (17m²).

Each room has a coloured marble fireplace, the door frames and doors are original, the ceilings have plaster rosettes in very good condition, the walls are of pebbles, the frames of local stone and bricks.

A lovely wooden staircase leads upstairs where a beautiful landing leads to a bedroom (18m²), a bedroom (20m²), a bedroom (15m²), a bathroom with double basins and shower (8m²), a wc and a bedroom with alcove (18m²).

A former office (18m²) is located at the entrance to the property, with an 18m² porch and a 58m² lean-to. There is also a closed building (55m²), a converted room (37m²) and on the plot an old henhouse with pigsty and garage. The potential of these outbuildings will delight gîte owners, craftsmen and professionals.

The roof is tiled and the construction is old and traditional. Heating is provided by an oil-fired boiler and hot water is produced by a hot water tank. The attic is insulated with glass wool and the PVC joinery is double-glazed. A septic tank is used for drainage (not compliant).

It faces east/west, on a 5800 m² plot planted with trees.

You will be 15 minutes from Maubourguet, the college and schools, 15 minutes from Riscle, 30 minutes from a golf course, 30 minutes from Aire sur Adour and the Bordeaux motorway, 40 minutes from Tarbes, the TGV train station, the airport and the motorway, 45 minutes from Pau, the golf course and the airport, 2 hours from Toulouse airport, Spain and the ski slopes, 2 hours from the ocean and 2 and a half hours from Bordeaux.

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€299,000

Key Information

Internal Area:	197 sqm
Land Area:	0.58 ha

Location: Occitanie

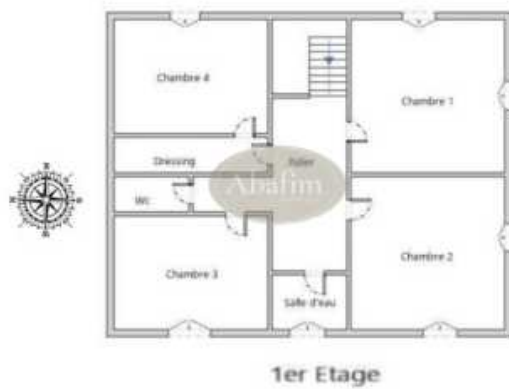


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S. and L. BROWN



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