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## House for sale in Hautes-Pyrénées

**Bernac-Debat** , **Hautes-Pyrénées** , **Occitanie**



**€295,000**

**inc. of agency fees**

**4 Beds**

**200 sqm**

**0.2 ha**

Located between Tarbes and Bagnères-de-Bigorre is this lovely renovated 200m<sup>2</sup> home nestled in a calm and leafy environment. It offers...

### At a Glance

**Reference** MFH-ADF1626722

**Bed** 4

**Land** 0.2 ha

**Near to** Bernac-Debat

**Pool** No

**Price** €295,000

**Hab.Space** 200 sqm

**Land Tax** N/A

### Property Description

Located between Tarbes and Bagnères-de-Bigorre is this lovely renovated 200m<sup>2</sup> home nestled in a calm and leafy environment. It offers a living room with fireplace, open kitchen, four bedrooms (including a master bedroom with walk-in wardrobe and terrace), a study, games room, bathroom, washroom and two toilets. Ground floor bedroom possible. The 2000m<sup>2</sup> of grounds have trees and is bordered by a stream. There is a three vehicle carport and the two outbuildings of 300m<sup>2</sup> have strong potential.

Nestled in the heart of a pleasant environment, this high quality property has spacious interiors with lots of natural light. An ideal new home.

There are two ways to access: via a wooden porch and via a gate which leads to an alleyway which opens to a big parking area where a carport can house three vehicles including a motor home.

The ground floor has a contemporary open kitchen, a cosy living room with fireplace, a study, a bedroom, bathroom and a toilet this offering the possibility to dwell only on this floor. The 28m<sup>2</sup> living room has access to the garden via the patio doors will allow lots of natural light.

Upstairs, a landing serves two 14m<sup>2</sup> bedrooms, a washroom with toilet, a 31m<sup>2</sup> games room with wooden flooring and a superb master bedroom with a 10m<sup>2</sup> walk-in wardrobe and a private terrace with open view of the countryside.

Each room benefits from access to the exterior, offering natural light and the sensation of space.

The property has two outbuildings offering numerous possibilities: a barn with a 45m<sup>2</sup> footprint and an 87m<sup>2</sup> upper floor. The roof covering and framework are recent (2016). A former pigsty has 76m<sup>2</sup> of ground floor space and 85m<sup>2</sup> upstairs with wooden flooring in good condition. This space, currently used as a social space, could be used for various project.

The 2000m<sup>2</sup> of land has trees and is bordered by a stream and is a haven of tranquility. It has a wood shelter and a big south-facing wooden terrace, perfect for relaxing with friends and family and is protected by a pebble wall and a luxuriant vegetation.

Construction is traditional, the roof of the house and barn are recent, windows are double glazed (except the walk-in wardrobe). Heating is provided by wood and electricity. The property is served by an individual sewage system.

This rare property marries charm, comfort, space and nature, is in a sought after neighbourhood. One for your shortlist.

You will be 15 mins from Tarbes and from Bagnères-de-Bigorre, 25 mins from Lourdes, 10 mins from golf course, 15 mins from thermal spa, 15 mins from TGV station and motorway access, 45 mins from skiing, 1h50 from the Atlantic coast and 1h30 from Toulouse.

Summary

Property type:	House
Bedrooms:	4
Price	€295,000

Key Information

Internal Area:	200 sqm
Land Area:	0.2 ha

Location: Occitanie





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**C. BAUER – Sunday Times**

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