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Countryside house for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



€188,000

inc. of agency fees

3 Beds 86 sqm 2.5 ha

Located in a pleasant village 10 mins from Lannemezan is this historic water mill situated on the river Neste. There are 86m² of living...

At a Glance

Reference MFH-ADF1626749

Near to Lannemezan

Price €188,000

Bed 3

Pool No

Hab.Space 86 sqm

Land 2.5 ha

Land Tax N/A

Property Description

Located in a pleasant village 10 mins from Lannemezan is this historic water mill situated on the river Neste. There are 86m² of living space, 2.5 hectares of grounds and a barn conversion to be completed. This natural and privileged location carries strong potential to evolve the property. You will adore the charm and authenticity of this venerable hydraulic powered 17th century sawmill with its visible beams and volumes.

On arrival, you will discover the flat grounds covering almost 2.5 hectares, bordered by the River Neste and a small natural beach perfect for a dip on a hot day or relaxing in the shade of the trees. The surrounding forests add wild charm. Attached to the house are two barns (25m² & 88m²). The garden has a 26m² garage and a 72m² agricultural shed.

The main house has around 85m². Inside the front door is the 28m² dining room with wood burner and patio door opening to the terrace and view of the mountains. A few steps lead you to the 18m² fitted kitchen, also with access to a second terrace with a barbecue.

Stairs lead from the kitchen upstairs to a landing serving three bedrooms with plenty of natural light (9.7m² and two of 10.5m²) and a 10m² bathroom with toilet.

Back downstairs and a door leads to the attached barn, partly renovated as an apartment which could be rendered independent from the main house due to its own entrance. You could rent it as a gîte or bed & breakfast or use simply to house friends and family.

The apartment is comprised of a 40m² living space with a 11m² dining or games area. A patio door has a view of the garden and the river. A room perfect for a master bedroom already has a bathroom with toilet.

A wooden staircase leads to the 48m² loft, partially dry walled and with conserved visible beams, perfect for creation of bedrooms or other. A door opens to a staircase which gives private access back to the garden by passing through the barn, allowing for storage, DIY space

or for parking your vehicles.

Finally, two sections of roof are perfect for installing solar panels.

The roof is covered in tile. There are both wooden framed windows with one pane of glass and PVC double glazed windows. Heating is currently supplied by the wood burner. There is an electric powered hot water storage tank. The individual sewage system will require no work for the future buyer.

You will be 10 mins from Lannemezan, 30 mins from skiing, 40 mins from Tarbes, 50 mins from Tarbes-Lourdes-Pyrenees airport, 1h10 from Toulouse, 1h from Spain, 2h from the Atlantic coast and 3h from the Mediterranean.

Summary

Property type:	Countryside house
Bedrooms:	3
Price	€188,000

Key Information

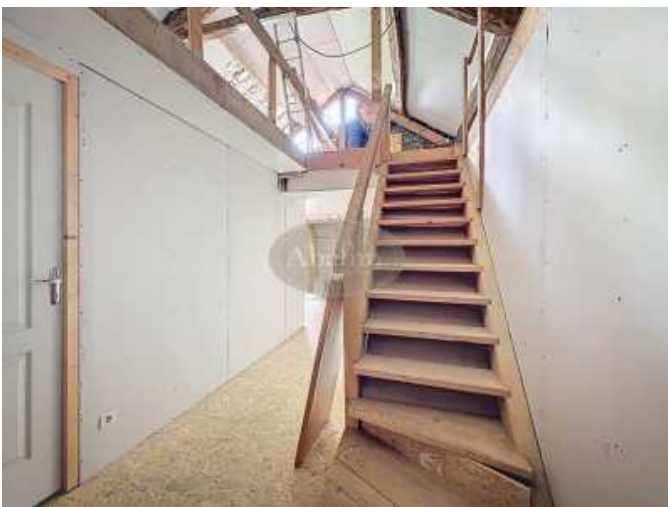
Internal Area:	86 sqm
Land Area:	2.5 ha

Location: Occitanie



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S. and L. BROWN



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