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## Chateau for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



€650,000

inc. of agency fees

6 Beds      334 sqm      0.06 ha

Located in Tarbes is this authentic manor house offering 334m<sup>2</sup> of space including an immense living room with open kitchen, six bedrooms...

### At a Glance

**Reference** MFH-ADF1626763

**Near to** Tarbes

**Price** €650,000

**Bed** 6

**Pool** No

**Hab.Space** 334 sqm

**Land** 0.06 ha

**Land Tax** N/A

### Property Description

Located in Tarbes is this authentic manor house offering 334m<sup>2</sup> of space including an immense living room with open kitchen, six bedrooms (of which two master suites), two washrooms and two bathrooms, a garage, laundry and loft space and 620m<sup>2</sup> of enclosed grounds.

You will adore this refined and charming property which has benefited from a tasteful and quality renovation which has maintained its unique identity.

This house has an undoubted charm with high ceilings, mix of noble materials, visible beams and spacious volumes. The layout perfectly exploits the space available into rooms and suites throughout the garden level and two other floors.

The first entrance leads to a hall serving the immense, 83m<sup>2</sup> living room with open and minimalist kitchen. You will appreciate the travertine marble flooring and light which filters across the room. The sitting area boasts a wood burner to warm your winter's evenings. The fitted kitchen has a made to measure moulded corian worktop and top of the range white goods. There is access to the north and south-facing terraces.

The 13m<sup>2</sup> entrance hall also leads to the 13m<sup>2</sup> bedroom with storage space and its 7m<sup>2</sup> bathroom with central bath and shower. Also from the entrance hall is a toilet with wash basin and access to the 18m<sup>2</sup> garage equipped with automated door. Continuing from the garage is the 4m<sup>2</sup> utility room and laundry.

The entrance hall staircase leads upstairs to splendid wooden flooring offering an appreciable warmth. The corridor serves two spacious bedrooms (18m<sup>2</sup> and 23m<sup>2</sup>) each with two windows and an 8m<sup>2</sup> shared bathroom with shower and toilet.

This floor also has two further bedrooms (9m<sup>2</sup> & 14m<sup>2</sup>), a 2m<sup>2</sup> toilet and a 6m<sup>2</sup> bathroom with central bath and shower. A 16m<sup>2</sup> sitting room adds comfort and a shared space to this floor.

Finally, this floor offers an immense and majestic master bedroom including a 7m<sup>2</sup> washroom, 6m<sup>2</sup> U-shaped walk-in wardrobe and a 13m<sup>2</sup> bedroom with lots of natural light. This subtle melange permits intimacy and functionality.

The second floor has an immense space with sloping ceiling where you can create living space as you wish.

Outside, there are south and north-facing terraces where you can relax. There is space to park three vehicles (as well as the garage), in front of the automated wrought iron gate which leads to the sumptuous south-facing facade of this manor house.

Windows are double and triple glazed, anti-infraction and aluminum framed. There is a reversible heat pump system providing central heating. Individual thermostats in each room permit comfort as you wish. The bathrooms have Bluetooth connected towel-dryers which allow you to listen to music. The house is entirely insulated (walls, floor, upper flooring and loft). An electric-powered storage tank provides hot water. The roof is covered in slate. The property is connected to the sewage mains. The entrance and garage doors are automated.

This is a unique opportunity. This beautiful property is close to all city centre services.

You will be in Tarbes, just over 10 mins from A64 motorway, 5 mins from TGV station and golf course, 20 mins from Lourdes, 40 mins from Pau, 1h30 from Spain, 1h from skiing, 1h30 from Toulouse, 1h30 from Biarritz and 3h30 from the Mediterranean.

### Summary

Property type:	Chateau
Bedrooms:	6
Price	€650,000

### Key Information

Internal Area:	334 sqm
Land Area:	0.06 ha

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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