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## Countryside house for sale in Hautes-Pyrénées

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



**€279,000**

**inc. of agency fees**

**3 Beds      122 sqm      0.17 ha**

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### At a Glance

**Reference** MFH-ADF1626793

**Near to** Bernac-Debat

**Price** €279,000

**Bed** 3

**Pool** No

**Hab.Space** 122 sqm

**Land** 0.17 ha

**Land Tax** N/A

### Property Description

Located in Saint Martin is this subtly renovated three-bedroom home dating from 1911 (122m<sup>2</sup> and south-facing), with an enclosed garden (1700m<sup>2</sup> of which 555m<sup>2</sup> carry a construction permit), a lovely outbuilding and spacious loft perfect for conversion.

You will certainly fall under the spell of this charming and welcoming home with lots of natural light and which is easily to divide into three separate lots with an apartment to renovate and the land with construction permit.

Inside, there is a 6m<sup>2</sup> entrance hall with cut-stone entrance and marble flooring sourced locally from Payolle. It serves a 21m<sup>2</sup> dining room, bathed in natural light, and a 14m<sup>2</sup> open fitted kitchen with attached larder.

A 21m<sup>2</sup> living room with wood burner leads to a 5m<sup>2</sup> laundry room, a 5m<sup>2</sup> washroom and a toilet.

Attached, with two splendid pebble walls, is a 30m<sup>2</sup> garage/workshop with toilet, which could easily be transformed to a master bedroom.

Upstairs are three bedroom with sloping ceilings and visible beams (two of 10m<sup>2</sup> and 15m<sup>2</sup>) and a modern washroom with toilet. The largest room has a view of the Montaigu peak, built-in cupboards around the old fireplace and automated roller shutters (via remote control).

Carrying on from the house is an old ground floor apartment, 60m<sup>2</sup>, to modernise completely. It has an 18m<sup>2</sup> kitchen/dining room, an 18m<sup>2</sup> living room and a 21m<sup>2</sup> bedroom with walk-in wardrobe.

Stairs lead up to loft space (65 + 26 m<sup>2</sup>) where you could create a superb gite.

Opposite the house is a 36m<sup>2</sup> pergola where you can add an outside kitchen with all necessary

services in place.

A 14m<sup>2</sup> carport is attached to the 8m<sup>2</sup> prefabricated garden shed. A rainwater collection system will allow you to water your garden.

The roof is covered in slate and completely changed in 2022: under layer, white PVC panelling and roof overhang.

The lovely garden has trees (1700m<sup>2</sup> with privets, althea, lilac, lime wood, laurel and magnolia), is entirely fenced and has a 555m<sup>2</sup> section carrying a construction permit (valid until March 2026). There is an orchard with fig, cherry and hazelnut. A 5m industrial galvanised gate allows access to all vehicles. There is also a well.

The whole family can be independent with public transports in proximity : local bus service (Région LIO), number 960 which goes to Tarbes for only 2 euros, bus stop only 150m away, a one minute walk on the same side of the road.

Heating and hot water production use electricity. There is also a wood burner. The electric lines in the village are buried. Connected to fibre optic.

Windows are wooden double glazed with wooden shutters in Basque blue.

This south-facing home is close to all commerce and services. Under 5 mins from commercial centre, just over 5 mins from medical centre (doctors, nurse, speech therapist, physio...), under 10 mins from two golf courses, just over 10 mins from Tarbes and A64 motorway, 15 mins from Tarbes-Lourdes-Pyrenees airport, 15 mins from Bagnères-de-Bigorre and from TGV station in Tarbes, 1h from skiing, 1h40 from Toulouse and from Biarritz and 3h30 from the Mediterranean.

### Summary

Property type:	Countryside house
Bedrooms:	3
Price	€279,000

### Key Information

Internal Area:	122 sqm
Land Area:	0.17 ha

### Location: Occitanie



## Gallery



Rez de Chaussée







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**S. and L. BROWN**



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