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## Countryside house for sale in Hautes-Pyrénées

Sarriac-Bigorre , Hautes-Pyrénées , Occitanie



# €175,000

inc. of agency fees

4 Beds      130 sqm      0.12 ha

Located 5 minutes from Rabastens-de-Bigorre, this property consists of a 130 m<sup>2</sup> house with 4 bedrooms, an old wine and spirits storehouse,...

### At a Glance

**Reference** MFH-ADF1626807

**Near to** Sarriac-Bigorre

**Price** €175,000

**Bed** 4

**Pool** No

**Hab.Space** 130 sqm

**Land** 0.12 ha

**Land Tax** N/A

### Property Description

Located 5 minutes from Rabastens-de-Bigorre, this property consists of a 130 m<sup>2</sup> house with 4 bedrooms, an old wine and spirits storehouse, stone walls and exposed beams, a well and nice outbuildings on 1200 m<sup>2</sup> of land.

Once the front gate is passed, this structure from the 19th century is bordered with a courtyard and garden where you'll enjoy afternoons in the shade.

The entrance hall and recess lead to a 13 m<sup>2</sup> bedroom that faces due south, to a 4 m<sup>2</sup> bathroom with a shower and a toilet. A lovely wooden staircase leads to the next floor. There is a separate toilet under the staircase.

The dining room (22 m<sup>2</sup>) has a fireplace and a kitchenette to freshen up. This space is cosy, cool in summer and warm in winter.

A door opens onto the big wine and spirits storehouse which is divided into 2 parts (28 m<sup>2</sup> & 31 m<sup>2</sup>). A staircase leads to the upper level by the big loft (62 m<sup>2</sup>), which is suitable for conversion.

The storehouse leads to the second bedroom on the ground floor (11 m<sup>2</sup>) and it can have a separate entrance from the back, from the laundry room (6.9 m<sup>2</sup>) with a shower-room (1.35 m<sup>2</sup>) and toilet. The pump for the well is in the laundry room.

Returning to the hall, stairs lead to a spacious landing (19.9 m<sup>2</sup>) that connects the different rooms on the floor.

A small hall with a shower-room (3.8 m<sup>2</sup>) leads to the bedroom (15 m<sup>2</sup>) on the west side.

Returning to the landing, another bedroom (13.8 m<sup>2</sup>) gives onto the big attic that is suitable for conversion and its small «covered terrace» (3.8 m<sup>2</sup>).

From the courtyard, you have access to a double garage and open sheds. The garden is more than 500 m<sup>2</sup> and has fruit trees. A small gate gives access to the river Aule. You'll also become owners of a part of this little river.

The workshop/garage and woodshed finish off the property.

The roof has natural slate tiles and traditional tiles.

Joinery is aluminium and wood, with double glazing, and single glazing upstairs.

Heating is provided by the fireplace and electric heaters.

Electric hot-water heater.

Drainage is individual and needs to be brought up to code.

Located 20 minutes from Tarbes; 30 min from the airport Tarbes-Lourdes-Pyrenees; 40 min from Pau; 1 hr from ski slopes; 1 hr 15 min from Spain; 1 hr 30 min from Toulouse; 1 hr 40 min from Biarritz and the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

### Summary

Property type:	Countryside house
Bedrooms:	4
Price	€175,000

### Key Information

Internal Area:	130 sqm
Land Area:	0.12 ha

### Location: Occitanie





## Gallery







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**S. and L. BROWN**



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