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House for sale in Hautes-Pyrénées

Argelès-Gazost , Hautes-Pyrénées , Occitanie



€175,000

inc. of agency fees

1 Beds 54 sqm 0.01 ha

Located in the heart of the Azun valley is this charming stone-built maisonette with garden and terrace. Accessible all year round,...

At a Glance

Reference	MFH-ADF1626833	Near to	Argelès-Gazost	Price	€175,000
Bed	1	Pool	No	Hab.Space	54 sqm
Land	0.01 ha			Land Tax	N/A

Property Description

Located in the heart of the Azun valley is this charming stone-built maisonette with garden and terrace. Accessible all year round, it is ideal for a pied-à-terre in the mountains or for a rental opportunity after a little work to modernise.

You will appreciate the 36m² living space complete with wood burner, corner kitchen and access to the garden and wooden terrace. The cut-stone sink bears witness to the history of this dwelling with all the airs of a renovated shepherd's cottage.

A wooden staircase leads up to the 15.5m² sleeping area with mezzanine, washroom and toilet.

The slate roof covering is only 20 years old. The wiring is up to current regulations. Windows are double glazed. There is no asbestos, lead or termites in this traditional home located in this sumptuous valley on the doorstep of the Pyrenees National Park. Only the insulation could be improved and the current heating system should be modified if a rental project is planned.

Heating is currently provided by the wood burner and electric-powered radiators. There is an electric-powered hot water storage tank. The house is connected to the sewage mains. The garden has a shed.

You will be 15 mins from Argelès-Gazost, 25 mins from Lourdes for TGV and airport, 3 ski areas less than 40 mins, 45 mins from Tarbes, 2h from Toulouse and 3h from Bordeaux.

Summary

Property type:	House
Bedrooms:	1
Price	€175,000

Key Information

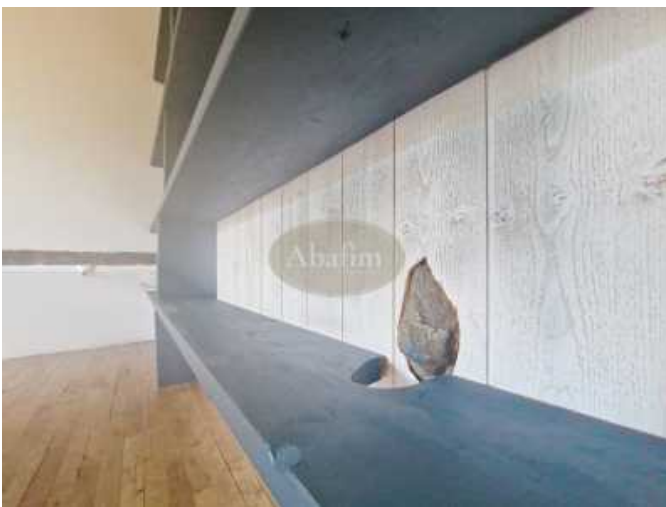
Internal Area:	54 sqm
Land Area:	0.01 ha

Location: Occitanie



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S. and L. BROWN



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