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## House for sale in Hautes-Pyrénées

Sarriac-Bigorre , Hautes-Pyrénées , Occitanie



**€351,000**

inc. of agency fees

5 Beds      156 sqm      1.1 ha

Located in Rabastens-de-Bigorre is this 156m<sup>2</sup>, two-level, five-bedroom home for sale. Also including a spacious, independent 83m<sup>2</sup>...

### At a Glance

<b>Reference</b>	MFH-ADF1626847	<b>Near to</b>	Sarriac-Bigorre	<b>Price</b>	€351,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	156 sqm
<b>Land</b>	1.1 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Rabastens-de-Bigorre is this 156m<sup>2</sup>, two-level, five-bedroom home for sale. Also including a spacious, independent 83m<sup>2</sup> basement and 11000m<sup>2</sup> of grounds.

You will fall under the spell of this charming property as you pass the entrance gate. This two-level home has several entrances augmenting its potential for a family home or creation of a gîte.

The main entrance opens to the 7.5m<sup>2</sup> entrance hall and a passageway serving the living areas. The hall serves a 13m<sup>2</sup> independent kitchen with dining space and 3m<sup>2</sup> larder. Next to it is the 29m<sup>2</sup> living and dining room with patio doors leading to the 22m<sup>2</sup> L-shaped balcony. This room has lots of natural light and is the veritable main space of the house.

A passageway leads to four bedrooms (three of which are 11m<sup>2</sup> and one of 12m<sup>2</sup>), a 4m<sup>2</sup> study or storage room, a 7m<sup>2</sup> bathroom, a 2.5m<sup>2</sup> washroom and a 1.5m<sup>2</sup> toilet.

A staircase from the passageway leads to the garden level of the house and constitutes several rooms and a vast garage. An independent entrance also allows access from the garden. This space is to modernise and currently consists of a 13m<sup>2</sup> study or bedroom with a 6m<sup>2</sup> store room or walk-in wardrobe, a 28m<sup>2</sup> space, a 2.5m<sup>2</sup> washroom and a 1.5m<sup>2</sup> toilet with wash basin.

A passageway leads to a vast garage (50m<sup>2</sup>) which has two wooden doors and two rooms, 14m<sup>2</sup> each, and a 5m<sup>2</sup> utility room.

Outside, the garden has trees and is at the foot of a hill.

An extra plot of land is available to purchase which currently has a swimming pool to renovate and a garden shed.

The roof is covered in tile. Windows are, in the majority, wooden framed with one pane of glass with automated roller shutters. A mixed fuel-powered system provides central heating and hot water. The property has an individual sewage system.

You will be in Rabastens-de-Bigorre, 20 mins north of Tarbes, 30 mins from Tarbes-Lourdes-Pyrenees airport, 1h15 from skiing, 1h40 from Toulouse and 1h40 from the Atlantic coast. This property has ample space and will be appreciated by those seeking an investment or in search of an original property.

### Summary

Property type:	House
Bedrooms:	5
Price	€351,000

### Key Information

Internal Area:	156 sqm
Land Area:	1.1 ha

### Location: Occitanie



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**S. and L. BROWN**



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