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House for sale in Hautes-Pyrénées

Maubourguet , **Hautes-Pyrénées** , **Occitanie**



€545,000

inc. of agency fees

9 Beds **468 sqm** **0.43 ha**

Located 20 mins from Marciac and 40 mins from Pau or Tarbes is this renovated property for sale dating from 1786. It has 550m² of...

At a Glance

Reference MFH-ADF1625729

Bed 9

Land 0.43 ha

Near to Maubourguet

Pool No

Price €545,000

Hab.Space 468 sqm

Land Tax N/A

Property Description

Located 20 mins from Marciac and 40 mins from Pau or Tarbes is this renovated property for sale dating from 1786. It has 550m² of living space comprising three independent dwellings and grounds of 4300m² including a pool. Perfect for your new life in south-west France.

Set in a quiet location, this property will suit nature lovers and those seeking serenity as well as a possible tourist business venture.

As you enter the grounds there is a splendid courtyard to your left. Nestled amongst the greenery, you will appreciate the authentic charm of the estate.

The leafy garden has an orchard with mirabelle, nectarine, olive, apricot, walnut, pear, cherry, apple and plum trees as well as 50 rose bushes. All designed perfectly to offer intimacy and tranquility.

A above ground pool offers relaxing moments on hot summer days.

A covered parking area can accommodate three vehicles.

You will appreciate the original charm of the interior of the main house as you enter the 29m² living room which serves the 27m² dining room to the right and opens to the 28m² fitted kitchen.

A door leads back to the main living room and access to a second dwelling consisting of an 11m² kitchen, 22m² bedroom, 7m² bathroom, 3.5m² dressing room and a toilet. There is also a wine cellar and a heating boiler room.

There is a ground floor reception room with 43m² of space.

Continuing on, there is a 55m² dwelling comprising a living area, kitchen and bathroom. Above and also with access from the reception room, there is a bedroom with bathroom and loggia.

Back to the main house and a magnificent staircase dating from the end of the 18th century serves a 27m² landing (perfect for a library, study area, games room etc), serving a 25m² bedroom and a 26m² bathroom.

To the left of the landing is a 25m² currently acting as a study and two bedrooms (25m² & 22m²) with a loggia overlooking the 43m² reception room.

The second floor has been converted to a 53m² games room, three bedrooms (17m² and two of 26m²) and a 12m² washroom.

This renovated and isolated property benefits from high quality materials and refined decor.

There is either double glazing proper or an added pane of glass throughout the house, heating via a heat pump system and a recent roof framework and covering. Fibre optic. Individual sewage system.

You will be 10 mins from all commerce and services, 40 from Pau or Tarbes (both have airport and TGV), 2h from Biarritz, from skiing and from Spain.

Summary

Property type:	House
Bedrooms:	9
Price	€545,000

Key Information

Internal Area:	468 sqm
Land Area:	0.43 ha

Location: Occitanie



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