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## House for sale in Hautes-Pyrénées

Aureilhan , Hautes-Pyrénées , Occitanie



# €549,000

inc. of agency fees

5 Beds      270 sqm      0.39 ha

Located in a quiet neighbourhood 5 mins from Tarbes is this luxury home offering 270m<sup>2</sup>: a spacious living area, open kitchen, conservatory,...

### At a Glance

**Reference** MFH-ADF1625989

**Near to** Aureilhan

**Price** €549,000

**Bed** 5

**Pool** No

**Hab.Space** 270 sqm

**Land** 0.39 ha

**Land Tax** N/A

### Property Description

Located in a quiet neighbourhood 5 mins from Tarbes is this luxury home offering 270m<sup>2</sup>: a spacious living area, open kitchen, conservatory, five bedrooms and a study, three washrooms and a bathroom, a big basement with garage, laundry and 3900m<sup>2</sup> of grounds with trees and a view towards the Pyrenees.

The entrance of this home has a hall with built-in storage which serves the spacious, 38m<sup>2</sup> living room which enjoys lots of natural light via windows on three sides and the conservatory which extends it. The 27m<sup>2</sup>

kitchen is open, fully equipped and perfectly functional. The 30m<sup>2</sup> conservatory offers a dining space and an extra sitting room bathed in natural light.

A corridor serves a master bedroom with washroom and toilet and a 20m<sup>2</sup> bedroom with a wash basin. There is also a study or small bedroom on this floor as well as a toilet with a wash basin.

Stairs lead up to a 23m<sup>2</sup> mezzanine which serves two bedrooms of 14m<sup>2</sup> each and a much bigger master bedroom of 41m<sup>2</sup> with private washroom and toilet and a balcony which affords a view of the mountains to the south. This floor also has a washroom, toilet and access to the attic.

Back to the entrance hall and stairs lead down to the basement at the garden level of the property covering the entire footprint of the house. There is a double garage, laundry, workshop, toilet with wash basin, cellar, heating boiler room and a "summer" kitchen.

The double garage is 90m<sup>2</sup> with an automated door. Access to the property is via an automated gate and a tarmac track leads to the house. A pleasant garden surrounds this home.

This luxury home has all modern comforts and is finished to a high standard. The 3900m<sup>2</sup> of garden has trees, is entirely fenced and is perfect for adding a swimming pool.

Construction is traditional. The roof is covered in tile. The heating is provided by gas connected to the mains. Windows are double glazed. The property is connected to the sewage mains. The property has a well.

You will be a few mins from commerce and services, from schools, 5 mins from Tarbes centre, 30 mins from Lourdes, 50 mins from Pau, 1h from skiing, 1h50 from Toulouse and from Biarritz, 3h from Narbonne and the beaches of the Mediterranean.

## Summary

Property type:	House
Bedrooms:	5
Price	€549,000

## Key Information

Internal Area:	270 sqm
Land Area:	0.39 ha

## Location: Occitanie



## Gallery



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