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## Old Farmhouse with Views

**260 000 €** [ Honorarios al vendedor ]

- Referencia : AF26775
- Número de habitaciones : 7
- Número de habitaciones : 2
- Espacio habitable : 217 m<sup>2</sup>
- Superficie del terreno : 1 900 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 616 €



Located 10 mins from Tournay is this spacious and authentic farmhouse property (217m<sup>2</sup>) with 1900m<sup>2</sup> of land. It offers plentiful volumes and lots of potential.

As you enter the gate you will discover the lovely garden with trees, the old well, the splendid 19th farm house and a big two-level barn with access to the rear of the house, the whole with 1900m<sup>2</sup> of land.

The porch leads to a 24.5m<sup>2</sup> entrance hall, with a toilet, serving the different rooms. There is an 17.9m<sup>2</sup> master bedroom with 8.6m<sup>2</sup> bathroom, double patio doors leading to the porch and views of the Arrêt-Darré viaduct and the small orchard.

The spacious living room (46.7m<sup>2</sup>) has a raised section and cosy corner fireplace promising relaxing moments. The visible beams add a rustic touch.

The 22.7m<sup>2</sup> kitchen has oak fittings and space to dine. A 29.8m<sup>2</sup> space leads to the 14.3m<sup>2</sup> second bedroom with 5m<sup>2</sup> washroom and glass door leading to the garden at the rear of the house. A wooden staircase leads to a loft which communicates with the upper floor of the barn.

Back to the entrance hall and a door opens to a passageway serving the upper floor and basement apartment. Upstairs are 117m<sup>2</sup> of space with a view of the Pyrenees and space to create bedrooms, bathrooms and toilets, as you wish.

The basement has a section housing the heating system and hot water tank and which serves the one-bedroom apartment with 20m<sup>2</sup> living room, benefiting from natural light, and a small open kitchen, 3.7m<sup>2</sup>, to redesign as

you wish. There is a 13.7m<sup>2</sup> sleeping area, a 3.3m<sup>2</sup> washroom and a toilet. There is private access to the orchard.

Back to the passageway and access to a cellar and the 3000 oil tank supplying the heating system.

The roof is covered in slate. Windows are both double glazed and with only one pane of glass. The heating system is powered by oil. Hot water is provided by an electric powered storage tank in summer and augmented by the mixed oil system in winter. The septic tank system requires updating to current regulations.

You will be 10 mins from Tournay, 20 mins from Tarbes and the Meridian shopping centre, 20 mins from Tarbes-Lourdes-Pyrenees airport, 40 mins from Pau, 1h from skiing, 1h15 from Spain, 1h30 from Toulouse, 1h40 from Toulouse and the Atlantic coast, 3h30 from the Mediterranean.

**CONSUMO DE ENERGIA :**

**E (327)**

**EMISIONES DE GASES DE EFECTO**

**D (42)**

**INVERNADERO :**