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## Farm with outbuildings on 1,8ha

**274 000 €** [ Honorarios al vendedor ]

- Referencia : AF26802
- Número de habitaciones : 7
- Número de habitaciones : 4
- Espacio habitable : 180 m<sup>2</sup>
- Superficie del terreno : 18 000 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 880 €



Just 5 minutes from Tournay, this restored old farmhouse is accessible to people with reduced mobility (PRM) and features a pleasant lounge/living room, fitted kitchen, two bathrooms, four bedrooms, patio, terrace and outbuildings. The property sits in wooded grounds with a well and stream.

The front door opens into a pleasant lounge/dining room (51m<sup>2</sup>) with an open-plan fitted kitchen and a beautiful fireplace with wood burner that sits at the heart of the room. A corridor leads to the sleeping area with a toilet and wash-hand basin, a bedroom (13m<sup>2</sup>), a bedroom (12m<sup>2</sup>), a shower room (m<sup>2</sup>) and a bedroom (10m<sup>2</sup>). To the rear of the kitchen, the first door leads to the covered patio with direct access to the garden and orchard. A second door leads to a room with a kitchen (25m<sup>2</sup>), a storeroom (15m<sup>2</sup>), a toilet, a bathroom with shower and a bedroom (14m<sup>2</sup>), ideal for a gîte or bed and breakfast. There is a central vacuum cleaner.

An old stable converted into a workshop adjoins the house (47m<sup>2</sup>), an attic (60m<sup>2</sup>), a shed (10m<sup>2</sup>), a garage (16m<sup>2</sup>) and a detached lean-to (90m<sup>2</sup>) for storing farm equipment. The potential of these outbuildings will delight gîte owners, craftsmen and professionals.

The roof is tiled and the construction is traditional. Heating and hot water are provided by a combined oil-fired boiler, plus a hot water tank and a fireplace with wood burner. There is glass wool insulation and PVC double-glazed windows. Sewerage is via an all-water tank that complies with standards.

This former farmhouse is in a quiet location and is equipped for people with reduced mobility (PRM). The garden is planted with trees and includes two orchards, a meadow with a stream, a well and, not far away, a wood.

Tournay is 5 minutes from schools, the TGV train station and the motorway, 20 minutes from Lannemezan and a golf course, 25 minutes from Tarbes, Bagnères de Bigorre, golf courses and thermal baths, 1 hour from Spain and the ski slopes, 2 hours from Biarritz and 2 and a half hours from the Mediterranean.

**CONSUMO DE ENERGIA :**

**D (210)**

**EMISIONES DE GASES DE EFECTO**

**D (38)**

**INVERNADERO :**