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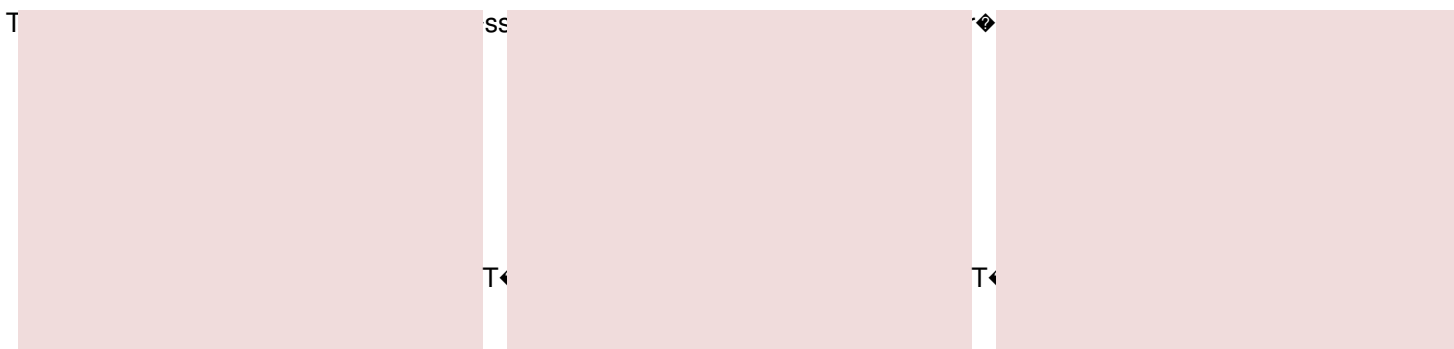
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## Renovated shepherd's cottage 3,5 hectares

**333 000 евро** [ сборы к продавцу ]

- Исходный номер : AF26091
- Количество жилых комнат : 5
- Количество спальных комнат : 4
- Жилая площадь : 130 м<sup>2</sup>
- Площадь земельного участка : 35 000 м<sup>2</sup>



Located 15 minutes west of Bagn<sup>es</sup>-de-Bigorre, this charming Pyrenean shepherd's cottage measures 130 m<sup>2</sup> and is composed of a living-cum-dining room with an open-plan kitchen, a master bedroom, 3 more bedrooms and two shower-rooms. It enjoys an enchanting environment with 3.5 hectares of land.

No work is needed for this house. It has exposed wood and the walls and frames are made of regional stone, which gives the house a preserved style of the epoch with a current and modern decoration.

The house is reached via a private trail that crosses the land.

The front door opens onto a huge 50 m<sup>2</sup> room consisting of the living room and dining room with an open-plan kitchen. The room has a lovely open fireplace.

This room is followed by the master bedroom (27 m<sup>2</sup>), which has a private shower-room and walk-in closet.

The staircase leads to the next floor which has 3 bedrooms, about 10 m<sup>2</sup> each. This floor also has a shower-room and a toilet.

The house also has a nice wine cellar that is very practical.

The property is finished off with a garage (26 m<sup>2</sup>), with a laundry space also installed. It could be converted into a gite by connecting the attic spaces.

This shepherd's cottage sits in a lush setting, part being a forest, and with a spring. It faces south with hills and the surrounding mountains. A true haven of peace.

The roof is slate tiled. The roof structure is traditional. Constructed of regional stone. Heating and hot water are electrical, in addition to the fireplace. Drainage connected to a recent septic tank.

Located 15 minutes west of Bagn<sup>es</sup>-de-Bigorre; 40 min from ski slopes, Tarbes, the motorway and an airport; 1 hr 30 min from the Atlantic Ocean.

Расход энергии :

**E (305)**

Газ с парниковым эффектом :

**B (10)**