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Property Countryside Setting, Spring

390 000 евро [сборы к продавцу]

- Исходный номер : AF26941
- Количество жилых комнат : 10
- Количество спальных комнат : 4
- Жилая площадь : 157 m²
- Площадь земельного участка : 9 000 m²
- Налог с недвижимого имущества : 750 евро



Located close to Bagnères-de-Bigorre are two wooden ecological constructions (2020) for sale. The main house is 129m² and comprises three bedrooms, a study, a preparation laboratory up to current regulations and two washrooms. The second is a 50m² chalet. Nestled in 9000m² of land comprising two terraces, two springs, a pond, two orchards and a vegetable plot. A rare property to discover.

Situated in an exceptional setting with a lovely open view, without overlooking neighbours and only 10 mins walk from Bagnères-de-Bigorre town centre. The land has been nurtured organically and there is a rental potential from the chalet.

You enter the main house from the garden into the entrance hall which serves a 9m² bedroom and an 8.5m² study or small bedroom. There is a washroom and a 13m² preparation laboratory with possibility to extend to 18m². This section of the house offers the potential for a future business activity and may be decorated and transformed as you wish.

A wooden staircase leads up to magnificent 45m² living room and open kitchen with wood burner and patio doors opening to the 25m² south-facing terrace with view of the property and mountains. There is an eco-toilet with wash basin. This floor offers lots of charm and a unique comfort with noble materials (chestnut flooring) and eco-paint. Natural light enters throughout and procures from these spaces, heated using wood, a resolutely natural spirit.

You take the staircase which serves a landing currently used as office space and which serves two attic bedrooms with a 10m² footprint, and a bathroom.

To the west of the house, a path leads to the adorable chalet which could be rented out all year long. A spacious living space has natural light and a corner kitchen. The corner sitting area/office leads to the functional and equipped bathroom equipped with a dry toilet. Stairs lead to a mezzanine with lovely wooden balustrade made from birch and which comfortably houses a large double bed. The living space opens to a pretty and peaceful terrace with view: it's not unusual to share your morning coffee with the local squirrels!

Ideal for a tourism and/or agricultural project, this ensemble offers the possibility of starting your chosen activity immediately. The land carries an organic stamp and the house is equipped with a laboratory up to current regulations for all types of preparation: food, medicinal plants, cosmetics etc.

The eco-construction of the ensemble is wood. The roofs are covered in flat black tiles. There is wood-wool insulation, the partitions are gypsum (for improved eco and acoustic performance). Windows are aluminium framed and double glazed. Electricity functions via solar panels (possibility to connect to mains exists). Heating uses wood. Hot water via gas. A sewage system has to be installed.

You will be in Bagnères-de-Bigorre close to all commerce, primary and secondary schools, 5 mins from golf course and thermal spa, 20 mins from A64 motorway, 30 mins from skiing, 1h from Pau, 1h15 from Spain, 1h30 from Toulouse, 2h from Biarritz and the Atlantic coast and 3h15 from the Mediterranean.

Расход энергии : **В (96)**

Газ с парниковым эффектом : В (6)