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## House to renovate, +1 hectare

**310 000 €** [ Honorarios al vendedor ]



- Referencia : AF25835
- Número de habitaciones : 6
- Número de habitaciones : 4
- Espacio habitable : 219 m<sup>2</sup>
- Superficie del terreno : 12 509 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 1 338 €



Located 45 minutes from Toulouse, at the gates of the Comminges, this lovely dwelling to renovate is composed of 4 bedrooms, a living-cum-dining room, a dining room with a fireplace, a shower-room, a toilet, a loft suitable for conversion, an attic suitable for conversion, an old hayloft, a garage, 2 sheds and a well, all on 1.2 hectares of land with lots of trees and which is suitable for building on.

You'll be nicely surprised to discover the environment of this nice property, where the trees reign supreme. Many secluded places on the land where you can relax in the shade during summer.

The gate to the property is off a secondary road. After a few steps along the path, you discover this imposing property.

Long like old farm buildings, the house was built in the 19th century and is rather symmetrical, composed as follows:

In the middle of the building is the main house. The ground floor has a nice entrance hall giving onto the hall and hallway (13 m<sup>2</sup>), with a wooden staircase on the far side.

To the right of the hall is the living room (16 m<sup>2</sup>), the shower-room (4 m<sup>2</sup>) and a separate toilet.

To the left of the hall is a nice dining room (20 m<sup>2</sup>) with a dual aspect and solid wood floor. It gives onto a bright kitchen (11 m<sup>2</sup>). The hallway leads to the stairs that take you to the first floor. To the left of the spacious landing (9 m<sup>2</sup>) is the first big bedroom (22 m<sup>2</sup>), facing due south. It gives onto the second bedroom (14 m<sup>2</sup>), which is just as bright.

To the right, there is another big bedroom (16 m<sup>2</sup>) that faces due south, with the same layout. It gives onto another bedroom (12 m<sup>2</sup>) that is also just as bright.

The entire first floor has magnificent period wood flooring. Finally, the second and last floor is separated from the rest, with partitioning on the landing and a door to enter. It measures 76 m<sup>2</sup> and could become an extension. The attic is insulated.

Outside, to the left of the front door, is a garage (35 m<sup>2</sup>), a wood shed (40 m<sup>2</sup>) with an old hayloft (77 m<sup>2</sup>) above. To the right of the house is another shed (21 m<sup>2</sup>) that communicates with the floor above, the other hayloft (21 m<sup>2</sup>).

After refurbishing, all the rooms could be connected, as well as to the main house.

Concave tiled roof. Original and traditional stone construction. Wooden joinery and single glazing. Electric heating and an open fireplace. Gas-fired hot water. Independent drainage system is not up to code.

Without a doubt, you'll certainly enjoy relaxing in the very shady park during the hot summer months.

Unquestionably a unique lush setting.

This property has huge potential. Firstly, the house in the middle that could be extended on both sides, communicating or

not with the outbuildings and the floors they have.

Ideally could become a bed-and-breakfast. Another added value for this property is the 3222 m<sup>2</sup> plot that is building land.

Located 45 minutes from Toulouse and its international airport; 35 min fro ski slopes; 1 hr from Spain; 2 hr 15 min from the Atlantic Ocean; 2 hr 10 min from the Mediterranean Sea.

Information on the risks that this property are exposed to is available on the website Géorisques: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**CONSUMO DE ENERGIA :**

**E (279)**

**EMISIONES DE GASES DE EFECTO INVERNADERO :**

**C (12)**