



Chambre d'hôtes Property 8,5ha,

32730, Gers, Occitanie

€422,000

Ref: AF25319

* 6 Beds * 5 Baths * 260m2

Located 5 minutes from Rabastens-de-Bigorre, in a pleasant village, this 260m² house offers a large living room, 6 bedrooms including 3 guest rooms, 5 bathrooms, a swimming pool and outbuildings, on a 1400 m² plot of land. Detached land, meadows and woods, spread over 8.5ha, complete the property....

- Number of rooms: 8

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French Entrée 

Property Description

Located 5 minutes from Rabastens-de-Bigorre, in a pleasant village, this 260m² house offers a large living room, 6 bedrooms including 3 guest rooms, 5 bathrooms, a swimming pool and outbuildings, on a 1400 m² plot of land. Detached land, meadows and woods, spread over 8.5ha, complete the property. Sold fully furnished.

You enter the house and discover on your right a spacious 90m² living room with a fireplace and visible beams. On the left are toilets and to the rear, a corridor leads to 3 guest rooms with private bathrooms. Two 17m² bedrooms are equipped with a double bed, a single bed, a closet and a 4m² bathroom. The third is a 23m² disabled-access bedroom with a 7m² shower room and is equipped with 3 single beds. All have direct access to the garden and swimming pool.

To the left of the entrance is the fitted, 17m² kitchen with a cooking range.

The ground floor also offers a 13m² bedroom with a large dressing room, a 7m² shower room, storage room and toilet.

Upstairs, there is a 19 m² mezzanine equipped with 2 beds (one single, one double), a 13m² bedroom, a 4m² shower room and a last bedroom (or office) of 8.6m².

The house is sold furnished.

Outside, a beautiful 8x4m swimming pool will allow you to enjoy the lovely sunny days. A 14.5m² outbuilding houses the pool machinery and can easily be converted into a pool house. A second outbuilding with a 60m² carport, a garage (25m²) and a room (25m²) with a kitchen can be arranged according to your needs: studio, gite or additional guest room.

This property is sold with 8.5 hectares of agricultural land (woods and meadows), approximately 1 km from the property.

The tiled roof is in good condition, the windows are double-glazed, the sanitation is connected to the mains drainage, the heating is provided by an aerothermal heat pump.

This property is in a village with shops, 1/2 hour from Tarbes, its international airport and TGV station, 1h from the ski slopes, 2h from Toulouse, 2h from the Atlantic coast and from and Spain.

Gallery

