



## Seven-Bedroom Villa and Gite,

65240, Hautes-Pyrénées, Occitanie

€870,000

Ref: AF25553

\* 7 Beds \* 1 Bath \* 274m<sup>2</sup>

Located 10 mins from Saint-Lary-Soulan is this superb property for sale, traditional in construction(2007 - 274m<sup>2</sup> of living space), offering seven bedrooms and a landscaped garden of 1300m<sup>2</sup>. If you're looking to make an investment while enjoying a good quality of life you will love this dwelling....

- DPE1: 116 DPE2: 5 Number of rooms: 10

## Property Description

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If you're looking to make an investment while enjoying a good quality of life you will love this dwelling.

The ground floor has a vast welcome hall of 60m<sup>2</sup>. The sofas and armchairs opposite the open fireplace invite you to relax and perhaps enjoy a drink while chatting with friends and family.

The spacious, 21m<sup>2</sup> kitchen is fully equipped and where you could be preparing regional dishes for guests, paying or otherwise.

Upstairs are five bedrooms subtly designed and decorated: Bedroom 1 is 18m<sup>2</sup>, bedroom 2 is 22m<sup>2</sup> and bedroom 5 is 24m<sup>2</sup>. Two bedrooms, 19m<sup>2</sup> & 20m<sup>2</sup>, benefit from a 3m<sup>2</sup> south-facing balcony. All bedrooms have a shower and toilet.

The southern wing of the house has a private apartment on its ground floor consisting of a 26m<sup>2</sup> living area, 16m<sup>2</sup> master bedroom and a toilet. Upstairs, you have a 17m<sup>2</sup> bedroom, 5m<sup>2</sup> walk-in wardrobe and a lovely bathroom with a spa bath.

To the rear of the house is a private parking facility where you and your clients may leave your vehicles.

The underfloor heating is assured by an aero-thermal system (air/water heat pump). Hot water is produced by geothermal heat.

The property is connected to the sewage mains. The partition walls have phonic insulation.

The property is sold furnished and respects the architectural building regulations of the Batiments de France.

You will be in the Aure valley close to Arreau, 10 mins from Saint-Lary-Soulan and its ski area and thermal spa, commerce and services and leisure activities. Perfect for lovers of nature and the mountains. 30 mins from Lannemezan, 40 mins from the Spanish border, 1h from Tarbes, 1h10 from its airport, 1h30 from Pau, 1h45 from Toulouse, 2h15 from Biarritz and the Atlantic coast and 3h30 from the Mediterranean.

Gallery

