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## Stylish Manor House w/Grounds

**674 000 €** [ Fees paid by the seller ]



- Reference : AF26193
- Number of rooms : 8
- Number of bedrooms : 5
- Living space : 162 m<sup>2</sup>
- Land size : 2 200 m<sup>2</sup>
- Local taxes : 2 572 €



Located at the foot of the Vallon du Salut in Bagnères-de-Bigorre, this charming manor house reveals 211m<sup>2</sup> of living space including a spacious living/dining room, fitted kitchen, five bedrooms, two bathrooms, a toilet, games room, laundry, study, storage cellar and garage plus splendid fenced grounds of 2200m<sup>2</sup> with trees and a fountain. Offering a perfect combination of comfort and the charm of old, this property is an architectural jewel.

The double entrance door opens to the 8.75m<sup>2</sup> hallway with tiled flooring which serves, to the right, the 8.4m<sup>2</sup> fitted kitchen and opposite the spacious living area, 42.5 m<sup>2</sup>, bathed in natural light and giving onto a lovely terrace and the garden, ideal for relaxing with friends and family.

Back to the entrance and, to the left, is the staircase serving the two upper floors as well as a toilet with wash basin on the half-landing.

The first floor has two bedrooms, 9.9m<sup>2</sup> and 20m<sup>2</sup>, one with toilet, and the 21.5m<sup>2</sup> master suite with private bathroom. The second floor has two bedrooms, 9m<sup>2</sup> each, a 7m<sup>2</sup> bathroom and a walk-in wardrobe with storage cupboards.

A door in the entrance hall opens to reveal a staircase leading down to the basement with storage cellar, an 11.8m<sup>2</sup> games room, a 9m<sup>2</sup> study and a 16m<sup>2</sup> laundry and heating boiler room. There is direct access to the outside.

The house has several architectural elements and fittings which give it much charm: stone construction, high ceilings on the ground floor, glassworks, balconies and sculpted woodwork outside.

The grounds are entirely enclosed by a high stone wall and a wrought-iron gate.

Construction is traditional with quality materials. The roof is in good condition and converted in slate. Windows area, in the main, wooden framed with one pane of glass and folding shutters. The entrance door and basement door are aluminium framed and double glazed as well as the bathroom window and landing door on the first floor. The property is connected to the sewage mains. Heating is produced by gas, connected to the mains. There is a 300l hot water storage tank.

This property will appeal to a large family or the newly retired seeking some tranquility yet only a short walk from commerce and services.

You will just one minute from the town centre of Bagnères-de-Bigorre with all commerce and services: daily market, thermal spa, primary and secondary schools, doctors, hospital, 10 mins from golf course, 30 mins from skiing at La Mongie-Tourmalet, 30 mins from Tarbes-Lourdes airport, 30 mins from Tarbes, 2h from the Atlantic coast and 3h from the Mediterranean.

**ENERGY CONSUMPTION : F (416)**

**GREENHOUSE GAS : F (84)**