



## Detached Country House with Potential



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 182,900

### Elhelyezkedés

Ország:	France
Irányítószám:	65100
Feladta:	2024. 10. 07.

#### Leírás:

**REDUCED in price** - On the Route des Sanctuaires, a place steeped in history awaits you! An emblematic figure of Lourdes heritage, this old establishment offers a unique opportunity to create a new major project. With its breathtaking view of the town of Lourdes and the Pyrenees, and its wooded land of approximately 800 m<sup>2</sup>, this property promises you a peaceful and rejuvenating living environment. The real estate complex, with a total surface area of approximately 240 m<sup>2</sup>, consists of:

A T4 apartment on the 1st floor: Offering an open kitchen, a bright living room, 3 bedrooms, a bathroom and a balcony with panoramic view.

A former bar-restaurant on the ground floor: Equipped with a spacious room, an authentic bar, sanitary facilities and a kitchen, this space has strong potential for a commercial activity or reconversion in housing.

An Apartment on the ground floor: Accompanied by a large cellar, this space offers numerous development possibilities.

This exceptional property will appeal to investors, project leaders and history lovers looking for a unique place.



- Imagine:

Creating a lodge or guest rooms to accommodate pilgrims and tourists.

Open a restaurant or bar with a unique view.

Develop well-being or leisure projects.

Rehabilitate the property to make it your main residence.

The possibilities are limitless.

Don't miss this rare opportunity to bring a new project to life in a place full of history and charm.

The department of Hautes-Pyrenees is the southern-most department of the Midi Pyrenees region, its capital being the beautiful town of Tarbes. The department has a very interesting geography as two small sections belonging geographically to Aquitaine are administratively part of the Hautes-Pyrenees. The department is split into two very different landscapes: mountains to the south covering half of the department, valleys to the north where the majority of the towns and villages are.

The economy of the department is mainly agricultural and tourism. Inside Midi Pyrenees, smaller areas have traditional names such as the Comminges (east of Toulouse) or the famous Gascony. Hautes-Pyrenees is a very nice area to settle and one area to look out for (not very well known) is the Baronnies, a set of 30 villages which decided to preserve their rural traditions. An unspoilt area, they represent the rural idyll for anybody in search for absolute peace, authenticity and rest.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Állapot: Good

## Gyakori

Hálósobák: 4  
Fürdőszobák: 2  
Telekméret: 801 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.160.014

