



## Elegant property 5 minutes from Marciac



### Agent Info

Naam:	Sarah Day
Bedrijfsnaam:	Maisons et Manoirs
Mistlampen:	France
Experience since:	1994
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (608) 891-279
Languages:	French
Website:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 477,790.37

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	32230
Geplaatst:	23-09-2024

### Omschrijving:

Nestled in a picturesque location just 5 minutes from beautiful Marciac, this charming and spacious property is characterised by its solid oak door that opens into a spacious entrance hall. An impressive entrance welcomes you with traditional charm, leading to the two living rooms and giving access to the rear kitchen and bathroom. This property has been recently modernised and is immaculately presented - just pack your bags and move in!

### Ground Floor :

**Living room:** This spacious dual-aspect living room has a cozy wood stove set in a beautiful fireplace adorned with red Toulouse bricks, creating a warm and welcoming atmosphere for relaxation and entertaining

**Office / Bedroom 4 :** Perfectly designed to serve as a home office or extra bedroom, this versatile room features an east-facing window and a comfortable sofa bed, making it a great fourth bedroom option

**Living Room 2 / Dining Room:** Bathed in natural light and original building cabinets, this elegant room features a charming wood-burning stove and fireplace featuring a striking combination of stone wood and Toulouse red brick

Additional laundry room and kitchen

**Rear Hallway:** This functional space connects essential facilities, including the toilet, bathroom, and laundry room

**Kitchen:** A delightfully spacious kitchen with fully equipped units and a north-facing window that offers



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lovely views. It also has a convenient door leading to a covered barn, making it perfect for easy access during gatherings

Laundry Room: Equipped with serviced units and a door to the garden, this utility space is both convenient and accessible

Pantry: Contains a gas boiler and electric water heater, providing ample storage space for your kitchen essentials.

First floor:

Gallery Landing: Overlooking the front garden, the landing connects the bedroom suites and offers a sense of space

Master Suite: This luxurious suite offers a double south-facing view, showcasing the breathtaking Pyrenees. It includes a stunning marble fireplace and an en-suite shower room with shower, WC and sink, as well as an east-facing window

Bedroom Suite 2: This spacious suite features a walk-in closet and a south-facing window that bathes the room in natural light

En-suite shower room 2: Featuring a walk-in shower, toilet and sink, it offers convenience and modern amenities

Suite Room 3: Featuring a skylight that enhances the brightness of the room, this suite offers a cosy refuge

Ensuite Bathroom 3: This bathroom includes a shower, sink, and toilet, ensuring privacy and comfort for guests or family members

Exterior Features

Huge single storey barn: This barn has an insulated roof and is open to the eaves, with stairs leading up to a mezzanine floor. The studio space serves as the pump room for the pool, seamlessly connecting to the pool and bar

Workshop: An excellent space for creativity or relaxation

Covered terrace: Perfect for enjoying the outdoors, rain or shine, this terrace offers a tranquil setting to relax

This exceptional property combines traditional charm with modern amenities, making it an ideal family home or luxurious retreat. With generous living spaces, beautiful surroundings and thoughtful design elements, it is truly a haven of peace waiting for you. Don't miss out - schedule a viewing today and experience this unique property for yourself!

Only 5 minutes from Marciac

45 minutes from Tarbes-Lourdes airport

Close to the ski resorts of the Pyrenees (1 hour - 1 hour 30 minutes)

Surface : 275 m<sup>2</sup>

Rooms : 8

Bathroom : 1



Plot size : 56 a 59 ca

## **Caracteristiques techniques**

Reference

MM2070AP

Price

435 000 €

Location

Marciac 32230

Rooms

8

Bedrooms

4

Shower room

3

Bathroom

1

Property tax

1 400 € /year

Plot size

56 a 59 ca

Sanitation

Individual compliant

Openings



Wood/Double glazing

Swimming pool

Yes

Heating

Wood, Gas

Living room

35 m<sup>2</sup>

Interior condition

Excellent

View

Clear

## **Rooms details**

Hall d'entree

18,7 m<sup>2</sup>

Salon

35,4 m<sup>2</sup>

Salle a manger

36,1 m<sup>2</sup>

Cuisine

25,9 m<sup>2</sup>

Bureau / chambre 4

18,8 m<sup>2</sup>

Chambre suite parentale avec salle d'eau attenante

36,1 m<sup>2</sup>

Chambre suite deux avec dressing et salle d'eau attenante

35,1 m<sup>2</sup>

Chambre suite avec salle d'eau attenante

31.6 m<sup>2</sup>

Grange

101 m<sup>2</sup>

Studio / atelier

23 m<sup>2</sup>

Terrasse couverte



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28 m2

## Informations complementaires

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4710.00 and 6450.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr). This property is offered to you by a commercial agent (Sole proprietorship).

Agent commercial (Entreprise individuelle)

Nos honoraires

## Algemeen

Slaapkamers: 4  
Badkamers: 1  
Afgewerkte vierkante meter: 275 m<sup>2</sup>

## Room details

Total rooms: 8

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.085.727

