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## Charming 3-Hectare Estate

**735 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26333
- Numero di stanze : 10
- Numero di camere da letto : 6
- Superficie abitabile : 300 m<sup>2</sup>
- Superficie del terreno : 30 000 m<sup>2</sup>
- Imposta patrimoniale : 2 650 €



Nestled in the countryside between the towns of Castelnau-Magnoac and Mirande is this magnificently and entirely restored 18th century farmhouse including six bedrooms, swimming pool, padel court and three hectares of grounds.

You will not be able to resist the charms this house and location have to offer.

At the end of a track, you will encounter firstly the padel court installed at the western edge of the property and enjoying the last rays of sunshine all year round. Then, after passing the entrance porch, you will discover the garden, its flowers and bushes, the outbuilding, pool and first terrace.

This lovely building was constructed in 1789 and has been lovingly and tastefully restored using quality materials, marrying perfectly the old with contemporary.

The current owners created different living spaces allowing one to enjoy time alone or to spend time with friends and family. Natural light is omnipresent thanks to several patio doors which open to the fields and hills, as far as the eye can see.

The entrance consists of a small vestibule which leads to the staircase and a charming 14m<sup>2</sup> sitting room. The 34m<sup>2</sup> living room has a dining area, fitted kitchen (hob, oven and sink) and central workspace. Behind the fireplace with integrated barbecue is the larder (which has, amongst other things, a second sink and a dish washer) and which enjoys natural light via the open half-timbering.

Two steps lower is the cosy sitting room, 34m<sup>2</sup>, separated by the living room and kitchen by a grand metal

fireplace open to both rooms. The flooring is waxed cement with built-in heating. Several patio doors open to the lovely terraces, open and covered, facing east, south and west and offering shade or sun all day long.

Upstairs, the current owners, still in the spirit of fusing styles, have created astute and surprising spaces. To the right of the landing are three bedrooms and a washroom separated by two spaces for relaxing. And how can you not fall in love with the two bedrooms hidden amongst the timbering?

To the left of the landing is a bedroom of over 30m<sup>2</sup> which possesses a private bathroom. Two other bedrooms (26m<sup>2</sup> & 29m<sup>2</sup>) are at your disposal. The larger has a staircase which descends to a third bathroom (bath, shower and toilet). A small passageway next to the bathroom leads to an interior garage (43 m<sup>2</sup>) which also houses a laundry area.

The upper floor of the garden outbuilding has a summer bedroom with sink and has a terrace which overlooks the pool and offers a magnificent view of the surrounding countryside. The ground floor currently serves as a store room and houses the pool filter system. It could make an adorable independent gîte once renovated with plumbing already in place.

Under the barn is an open garage, 40 m<sup>2</sup>, equipped with a 7kw charging system for electric vehicles.

An air/water heat pump system supplies underfloor heating on the ground floor and to the radiators upstairs. Another heat pump system supplies three groups of reversible air conditioning for the south facing bedrooms. There is double glazing throughout except a few windows where the owners wished to retain the originals for their charm.

The property is served by a septic tank system.

There are three hectares of grounds comprising a garden planted with young trees, a rare private padel court, a 4x12m salt-treated pool, a wild pasture and pretty woods which could supply fuel all year round. A well is equipped with a pump supplying water to four outside taps and, coupled with the water mains, will allow you to water your property.

This property is 10 mins from Mirande and from Masseube, 30 mins from larger towns, golf course and from Marciac (and its renowned jazz festival), 50 mins from Tarbes and from skiing, 1h30 from Toulouse and from Spain, 2h from the Atlantic coast and 3h from the Mediterranean.