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## Luxurious Historic Home 1,5ha

**599 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26978
- Numero di stanze : 13
- Numero di camere da letto : 8
- Superficie abitabile : 426 m<sup>2</sup>
- Superficie del terreno : 15 290 m<sup>2</sup>
- Imposta patrimoniale : 4 500 €



Located 5 mins from the centre of Lourdes is this lovely and historic eight-bedroom home for sale. Beautifully renovated, it offers over 400m<sup>2</sup> of living space with 1.5 hectares of grounds.

Dating from the late 1700's, this south-facing building has served several purposes from a farmhouse to postal relay station, a renowned hotel-restaurant and now, a beautifully renovated home on the doorstep of the Pyrenees.

A driveway lined with trees and hedges has lights running its length and welcomes you to this magnificent building.

A terrace with views across the countryside awaits. Several patio doors allow access to the living spaces. Inside, the ground floor has retained several aspects of its previous life. The central door opens to the hallway where the original reception desk commands.

To the right is the vast, 60m<sup>2</sup> dining room where dwells a majestic fireplace and also a pellet burner. To the left of the reception is a 26m<sup>2</sup> sitting room which still possesses the splendid wooden bar. Continuing on is the 32m<sup>2</sup> fitted farmhouse kitchen complete with pellet burner and the original bread oven. All these rooms are superbly bathed in natural light from the numerous patio doors and windows offering views of the terrace and countryside.

A rear service corridor links these three rooms and has a toilet and a wine cellar.

The first floor is reached via the main staircase or via a service stairwell behind the kitchen. The 13m<sup>2</sup> landing

serves five bedrooms, each with private facilities. To the right is an 18m<sup>2</sup> bedroom with 5m<sup>2</sup> bathroom with toilet and views across the to the mountains. Continuing on is the superb 21m<sup>2</sup> master suite with a unique 10m<sup>2</sup> washroom with toilet and where many famous guests once stayed including a French President and several actors! Ahead from the landing is a 19m<sup>2</sup> bedroom with 5m<sup>2</sup> bathroom and patio doors directly to the garden at the rear.

To the left of the landing are two 30m<sup>2</sup> sitting rooms. The one to the rear has direct access to the garden whilst the other has a fireplace and a balcony with views across to the mountains. Each could serve various uses, games room, library etc.

A small passageway serves a 26m<sup>2</sup> south-facing bedroom with 5m<sup>2</sup> bathroom and a 16m<sup>2</sup> bedroom with fireplace and 7m<sup>2</sup> bathroom with toilet.

The service staircase serves the second floor, still to be renovated, where there are a further two en-suite bedrooms as well as three other rooms and a loft to use as you wish.

Outside, a terrace runs the length of the facade and the garden below would be perfect for adding a pool...

The grounds total over 1.5 hectares. There is a well and a utility room is attached to the side of the house.

Perfect for a large family or for creation of a luxurious chambre d'hotels where the service staircase will provide private quarters on the second floor.

The roof is covered slate. Windows are wooden framed and double glazed. Heating is supplied by the pellet burners and there are modern electric-powered radiators in each room. The property is connected to the sewage mains.

You will be 5 mins from the centre of Lourdes for all commerce and services and TGV. The Pyrenees National Park is on your doorstep with numerous ski areas in proximity. Tarbes-Lourdes-Pyrenees airport 5 mins. A64 motorway 5 mins for Toulouse and Biarritz in 1h30.

**CONSUMO ENERGETICO : E (310)**

**GAS SERRA : C (14)**