LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47744PED65 Price: 305 000 EUR

agency fees to be paid by the seller

Charming 19th-century house with established chambre d'hôtes on the Tourmalet and Col D'Aspin routes

EXCLUSIVE















INFORMATION

Town:	Campan
Department:	Hautes-Pyrénées
Bed:	6
Bath:	3
Floor:	187 m2
Plot Size:	1556 m2

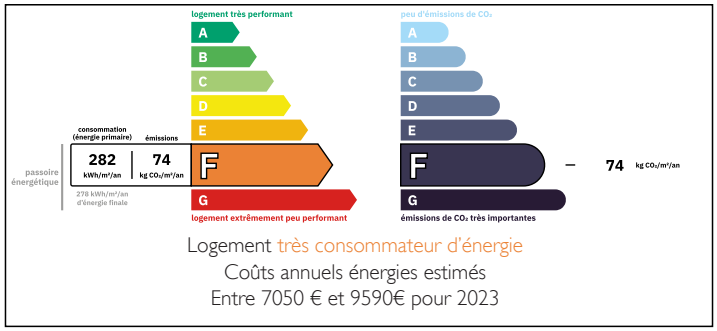
IN BRIEF

This charming 18th-century house with traditional features presents a fantastic opportunity to acquire an established holiday accommodation business in a popular destination for cycling enthusiasts, hikers and skiers. It could equally make a wonderful family home or holiday retreat.

The house currently accommodates up to 10 guests in 4 bedrooms and 2 bathrooms, while the owner has a private annex with 2 further bedrooms and a bathroom. A spacious, bright kitchen/dining room forms the heart of the home, complemented by 2 comfortable living rooms.

A terrace connects the house to the garden, providing an ideal setting for entertaining and al fresco dining. There is parking for approximately 9 cars, a large lawn for outdoor games and a cosy area beside the house with a wooden gazebo.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7050 € et 9590€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**853 EUR**

NOTES

DESCRIPTION

The house and garden

Maison Lacoste, conveniently located next to the valley road, dates from the 18th century and was extended in the 1960s. Full of character and traditional features, the house offers spacious and flexible accommodation, making it well suited to both family living and holiday accommodation.

The house is entered through attractive glass-panelled doors into a generous dining room (4 x 7m), which opens directly onto the kitchen (4.3 x 3.7m). A skylight running the length of the kitchen fills both spaces with natural light, while exposed stone walls and tiled floors add to the traditional character. A separate laundry room (3.5 x 2m) provides useful storage and housekeeping space.

Two adjoining living rooms provide flexibility for relaxing, entertaining or allowing different activities to take place at the same time. The first (5.9 x 3.3m) leads through to the second living room (4.5 x 3.4m). The second room features a fireplace which could potentially be recommissioned, while French doors open directly onto the garden. An elegant wooden staircase leads to the first floor.

The first-floor accommodation is arranged to provide a degree of separation between the owners and guests. An annex, currently used by the owner as private accommodation, comprises a landing, master bedroom (3.9 x 3.5m), second bedroom (3.5 x 2.4m) and shower room with WC (1.5 x 1.5m).

The main first-floor hallway leads to two further spacious bedrooms, both around 4 x 3.5m, together with a bathroom with half bathtub and WC (1.9 x 1.6m)....