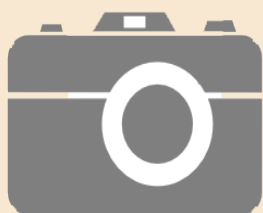


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## House for sale in Pyrénées-Atlantiques

Ger , Pyrénées-Atlantiques , Nouvelle Aquitaine



**€179,000**

inc. of agency fees

4 Beds      105 sqm      0.04 ha

Located in the centre of a Pyrenean village with all commerce and services, 30 mins west of Tarbes, is this four-bedroom home for...

### At a Glance

<b>Reference</b>	MFH-ADF1626608	<b>Near to</b>	Ger	<b>Price</b>	€179,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	105 sqm
<b>Land</b>	0.04 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the centre of a Pyrenean village with all commerce and services, 30 mins west of Tarbes, is this four-bedroom home for sale. It has 105m<sup>2</sup> of living space on two floors as well as a terrace and garden with palm trees. The house requires general modernisation.

This house will make a lovely home for a family looking to settle in the centre of a lively village with cafe, bakers, market square, primary school and main supermarket.

Inside, there is currently a 23m<sup>2</sup> living space with open kitchen. A door leads to a 13.5m<sup>2</sup> sitting room and an 11m<sup>2</sup> bedroom. There is a utility room and a toilet with wash basin.

A wooden staircase leads up to three bedrooms (10m<sup>2</sup>, 11m<sup>2</sup> and 13m<sup>2</sup>), two with built-in wardrobe space. There is also a 5.5 m<sup>2</sup> walk-in wardrobe, 6m<sup>2</sup> bathroom and a toilet.

There is access to the rear of the property from the living room where you will appreciate the splendid terrace with barbecue and a pleasant garden with palm trees and a total plot of 400m<sup>2</sup>. There is a small shed for storage and a gate to the street at the rear.

The house requires general modernisation and perhaps would benefit from a new layout of the rooms and spaces available.

Construction is traditional. Some windows are PVC framed with double glazing, most are wooden with one pane of glass. Heating and hot water are currently provided by electricity. The roof is covered in slate. The property is connected to the sewage mains.

You will be in a lovely village with all commerce and services and main supermarket. Lourdes is under 20 mins away and is served by TGV. Tarbes is 30 mins away, also served by TGV. Tarbes-Lourdes-Pyrenees airport 15 mins away. Pau 35 mins, Argelès-Gazost 30 mins is at the foot of several ski areas and Tour de France mountain climbs, Toulouse 1h50 and Biarritz 1h30.

## Summary

Property type:	House
Bedrooms:	4
Price	€179,000

## Key Information

Internal Area:	105 sqm
Land Area:	0.04 ha

## Location: Nouvelle Aquitaine



## Gallery



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