

[Click to view MFH-ADF1625824](#)

## House for sale in Pyrénées-Atlantiques

Ger , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €200,000

inc. of agency fees

2 Beds      98 sqm      0.08 ha

Quietly located 10 minutes from Pontacq, this house from 2000 measures 120 m<sup>2</sup> and sits on a fenced-in garden of 500 m<sup>2</sup> that is planted...

### At a Glance

Reference	MFH-ADF1625824	Near to	Ger	Price	€200,000
Bed	2	Pool	No	Hab.Space	98 sqm
Land	0.08 ha			Land Tax	N/A

### Property Description

Quietly located 10 minutes from Pontacq, this house from 2000 measures 120 m<sup>2</sup> and sits on a fenced-in garden of 500 m<sup>2</sup> that is planted with trees. It is composed of an equipped kitchen that gives onto a cosy living-cum-dining room. Upstairs there are 2 bedrooms, a big study, a shower-room and a toilet.

This house is nestled in a lush setting and has bright and comfortable spaces.

The equipped kitchen gives onto a living-cum-dining room (55 m<sup>2</sup>) that has a wood-burning heater, which makes it very cosy. It has a blower to distribute heat evenly for even more comfort.

A staircase leads to the first floor, which has 2 bedrooms (12 m<sup>2</sup> & 14 m<sup>2</sup>) with cupboards and also a big study (5 m<sup>2</sup>).

The shower-room (8 m<sup>2</sup>) has two washbasins, a toilet and two windows.

The attic is suitable for conversion and could be transformed to your liking for additional space.

Outside, there is a big garage (50 m<sup>2</sup>) with outbuildings and a shaded garden planted with flowers.

There is also a well and several areas where vegetable gardens can be grown.

Perfect if you love gardening!

The roof has slate tiles.

Joinery is wooden, double-glazed and equipped with manual roller shutters.

Heating supplied by a wood-burning insert with a ventilation system.

Electric hot-water heater (200L).

Connected to mains drainage.

This charming property is ideally located 10 minutes from Pontacq and all conveniences; 35 min from Pau; 30 min from Tarbes and the airport Tarbes-Lourdes-Pyrenees; 1 hr from ski slopes, the Basque Coast and Spain; 3 hr from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	2
Price	€200,000

## Key Information

Internal Area:	98 sqm
Land Area:	0.08 ha

## Location: Nouvelle Aquitaine



## Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates