

[Click to view MFH-ADF1626179](#)

## House for sale in Hautes-Pyrénées

Aureilhan , Hautes-Pyrénées , Occitanie



# €329,000

inc. of agency fees

5 Beds      161 sqm      0.05 ha

Located 2 minutes east of Tarbes, come and discover this wonderful house with character. Measuring 160 m<sup>2</sup>, it is composed of a lovely...

### At a Glance

<b>Reference</b>	MFH-ADF1626179	<b>Near to</b>	Aureilhan	<b>Price</b>	€329,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	161 sqm
<b>Land</b>	0.05 ha			<b>Land Tax</b>	N/A

### Property Description

Located 2 minutes east of Tarbes, come and discover this wonderful house with character. Measuring 160 m<sup>2</sup>, it is composed of a lovely kitchen-cum-dining room with a huge living room. There are also 5 bright bedrooms (one on the garden level), a study, 4 bathrooms, 5 toilets, an outbuilding, a big attic suitable for conversion, a carport for 3 cars and a lovely tree-filled garden of 500 m<sup>2</sup>. A must see!

As soon as you go through the automatic front gate, you're going to fall under the charm of this house with

character. This dwelling has different possibilities: a large family house where your guests can have their own room or letting out the rooms as BnB.

On the garden level there is a huge 30 m<sup>2</sup> living room and a separate kitchen-cum-living room (32 m<sup>2</sup>) with a lovely fireplace.

You'll be able to relax peacefully in the master bedroom (15 m<sup>2</sup>) which has a shower-room (8 m<sup>2</sup>) and a separate toilet.

This level also has a second separate toilet.

A beautiful oak staircase leads to the next 3 bedrooms (10 m<sup>2</sup>, 15 m<sup>2</sup> & 20 m<sup>2</sup>), two with a shower-room (4 m<sup>2</sup> & 9 m<sup>2</sup>) and toilet.

All these bedrooms are very bright and some have a lovely fireplace a very nice parquet.

The second floor has an 8 m<sup>2</sup> landing that gives onto another bedroom (11 m<sup>2</sup>) with sloping ceilings and exposed beams. There is also a shower-room (7 m<sup>2</sup>) with a toilet. The next space (5 m<sup>2</sup>) is ideal for a study or a child's room.

Returning to the garden level, there is a huge adjoining outbuilding (53 m<sup>2</sup>) for you vehicles and workshop.

In this wing of the house, the first floor has an attic (77 m<sup>2</sup>) that is suitable for conversion.

After crossing the gravelled yard, you can easily park 3 cars in the carport (41 m<sup>2</sup>).

You can quietly stroll through the lovely flat garden (500 m<sup>2</sup>). It is fenced in, planted with flowers and has a well.

You'll enjoy family meals on the nice covered terrace.

The house faces south.

The roof has slate tiles.

The house has an alarm system.

Joinery is double-glazed.

Heating provided by a mixed gas boiler (Bosch).

Water heated by the solar panels on the roof.

Connected to mains drainage.

Located 2 minutes east of Tarbes; 5 min from the motorway; 10 min from a high-speed train station (TGV) and a golf course; 20 min from the airport Tarbes-Lourdes-Pyrenees; 30 min from Lourdes; 40 min from Pau; 2 hr from Spain; 1 hr from ski slopes; 1 hr 30 min from Toulouse and Biarritz; 2 hr 30 min from the

Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	5
Price	€329,000

## Key Information

Internal Area:	161 sqm
Land Area:	0.05 ha

## Location: Occitanie



## 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