

[Click to view MFH-ADF1626203](#)

## House for sale in Hautes-Pyrénées

Dours , Hautes-Pyrénées , Occitanie



# €190,000

inc. of agency fees

3 Beds      116 sqm      0.25 ha

Located 15 mins from Tournay and from Trie-sur-Baïse is this charming, renovated home offering 116m<sup>2</sup> of living space comprising two...

### At a Glance

<b>Reference</b>	MFH-ADF1626203	<b>Near to</b>	Dours	<b>Price</b>	€190,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	116 sqm
<b>Land</b>	0.25 ha			<b>Land Tax</b>	N/A

### Property Description

Located 15 mins from Tournay and from Trie-sur-Baïse is this charming, renovated home offering 116m<sup>2</sup> of living space comprising two living rooms, two kitchens, three bedrooms, a bathroom, washroom, two toilets and 2500m<sup>2</sup> of gardens with flowers and trees opposite the Pyrenees.

This traditional “L” shaped home is south-facing and contains two dwellings. The first offers a ground floor, 26m<sup>2</sup> living room with lots of natural light, an 11m<sup>2</sup> fitted kitchen, 3.3m<sup>2</sup> bathroom and a toilet. Upstairs is a

bedroom with sitting room of 17m<sup>2</sup>.

The second dwelling offers, on the ground floor, a spacious living room with open kitchen offering 36m<sup>2</sup> and lots of natural light, a washroom and a toilet. A wooden staircase leads up to two bedrooms with sloping ceiling.

The land has trees and flowers and enjoys a superb view of the Pyrenees and the Pic du Midi observatory. There is a garden shed and pear, fig and walnut trees.

Constructed in 1990. The roof is in good condition. Windows have one pane of glass with folding wooden shutters. There is a 200l hot water storage tank in each dwelling. Heating uses electricity in both dwellings. One of the dwellings also had a wood burner. Both kitchens have a gas hob supplied by a bottled gas. The property is served by an individual sewage.

This home, habitable immediately, will suit a primary residence and is also perfect for a retail investment.

Located in a village with a bread distribution machine, less than 10 mins from butcher, small supermarket and chemist, 15 mins from main commerce and services, primary and secondary school, 25 mins from Tarbes, 1h45 from the Atlantic coast and 3h from the Mediterranean.

## Summary

Property type:	House
Bedrooms:	3
Price	€190,000

## Key Information

Internal Area:	116 sqm
Land Area:	0.25 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