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## House for sale in Hautes-Pyrénées

Marseillan , Hautes-Pyrénées , Occitanie



# €199,000

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>	Marseillan	<b>Price</b>	€199,000
<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	€199,000

## Key Information

Internal Area:	116 sqm
Land Area:	0.25 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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