

[Click to view MFH-ADF1626258](#)

## House for sale in Hautes-Pyrénées

Ferrières , Hautes-Pyrénées , Occitanie



# €177,000

inc. of agency fees

4 Beds      150 sqm      0.06 ha

Nestled in the charming Ouzoum valley, 10 mins from the Col du Soulor, is this entirely renovated home, in the traditional style of...

### At a Glance

<b>Reference</b>	MFH-ADF1626258	<b>Near to</b>	Ferrières	<b>Price</b>	€177,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	150 sqm
<b>Land</b>	0.06 ha			<b>Land Tax</b>	N/A

### Property Description

Nestled in the charming Ouzoum valley, 10 mins from the Col du Soulor, is this entirely renovated home, in the traditional style of this Bigorre region, dating from 1857. It comprises four bedrooms (of which two suites) and 150m<sup>2</sup> of living space to make a home immediately. There are garages, a terrace and 600m<sup>2</sup> of land.

Welcome to the authentic and traditional Bigourdane property. South-west facing, it is a veritable

architectural jewel set in the heart of a quiet hamlet. On entering the house, you will be captivated by its charm and character. Inside, it's typical entrance hallway opens to two spacious rooms, 25m<sup>2</sup> each, and a lovely central staircase.

The two first floor bedroom suites offer generous space (27m<sup>2</sup>), each with private washroom or bathroom guaranteeing comfort and intimacy for its occupants.

The two other bedrooms on the second floor have sloping ceilings but plenty of natural light via their dormer windows and skylights, creating a pleasant and welcoming space. There is a washroom and a toilet on this floor.

You will be surprised by the magnificent wooden flooring, the natural light allowed by the windows and high ceilings.

The garage may house two vehicles.

Located in a pleasant environment, this property is a haven of tranquility with only the birds' singing and murmur of the nearby stream to accompany you permitting relaxation whilst not being completely isolated.

The house is constructed from stone with a traditional roof framework and slate covering. There is double glazing and heating is provided by two pellet burners and complemented by convection radiators (electricity). There is an electric powered hot water storage tank. No major work required, perhaps some general change of decor to suit your tastes. The property is served by a recent individual sewage system.

You will be 10 mins from the Col du Soulor (cycling, cross country skiing), 45 mins from Pau and its airport, 2h45 from Bordeaux, 50 mins from Lourdes for TGV and airport, 1h from Tarbes.

## Summary

Property type:	House
Bedrooms:	4
Price	€177,000

## Key Information

Internal Area:	150 sqm
Land Area:	0.06 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