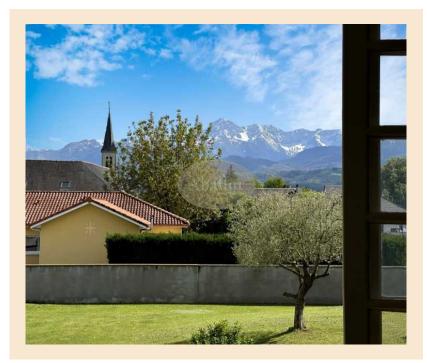


# House for sale in Hautes-Pyrénées

Tarbes, Hautes-Pyrénées, Occitanie





#### At a Glance

<b>Reference</b> MFF	I-ADF1626284	Near to	Tarbes	Price	€230,000
<b>Bed</b> 5		Pool	No	Hab.Space	175 sqm
<b>Land</b> 0.08	ha			Land Tax	N/A

#### **Property Description**

Located 15 mins south of Tarbes is this 175m<sup>2</sup> villa for sale. Dating from 1970, it offers two sitting rooms, four bedrooms, a possible master suite, two garages, a pergola and two garages with 760m<sup>2</sup> of enclosed land with trees and a view of the Pyrenees.

The view of the mountains is omnipresent and will delight you with its changes from season to season, weather and time of day. The house has lots of potential for a large family home or, with a ground floor and

upper floor entrance, to create two dwellings for rental purposes in this sought-after sector.

The south-facing exposition, pergola and two terraces at different levels will allow you to enjoy spending time outside. You will adore the spacious rooms and various possibilities which the living spaces allow.

The visit begins with the 22m<sup>2</sup> living room and a corridor serving the 10m<sup>2</sup> kitchen. There are two bedrooms (12m<sup>2</sup> & 13m<sup>2</sup>), each with walk-in wardrobe and stratified flooring in warm colours. There is a 6m<sup>2</sup> washroom with toilet. There is direct access to the 20m<sup>2</sup> garage so you can access your vehicle from inside. Access to the 12m<sup>2</sup> pergola is via the corridor.

Stairs lead to the upper floor and the charming plaster castings. There is a spacious living room (35m<sup>2</sup>) separated into two sections. Generous windows allow lots of natural light and access to the covered balcony.

A corridor serves your future master bedroom suite which is divided into two sections : the first, 14m<sup>2</sup>, has a patio door, the second, 4m<sup>2</sup> (once a kitchen) could be transformed to a washroom to create the bedroom suite of your dreams.

A 15m<sup>2</sup> bedroom is equipped with numerous storage spaces and there is another bedroom of 11m<sup>2</sup>. The 4m<sup>2</sup> washroom and a toilet are also present on this floor. A secret door leads to a space where you could create extra storage space.

Outside are a range of pleasures for DIY enthusiasts and storage spaces. At the northern edge of the property is another garage, 19m<sup>2</sup>, which is attached to the house where there is a laundry space and tap.

The garden is entirely fenced and has trees, notably a magnificent cherry tree.

The roof is covered in tile. Windows are wooden framed with one pane of glass. Central heating is supplied by fuel. There is also a wood burner. Hot water is provided by a 200l storage tank (electricity). The property is served by an individual sewage system.

You will be 15 mins from Tarbes, 15 mins from Bagneres and 20 mins from Lourdes (TGV, motorway access), 15 mins from golf course, 1h from Spain, 40 mins from skiing, 40 mins from Pau, 1h40 from Toulouse, 1h45 from Biarritz and the ocean and 3h from the Mediterranean.

# Summary

Property type: Bedrooms: Price House 5 €230,000

# **Key Information**

Internal Area: Land Area: 175 sqm 0.08 ha

### **Location: Occitanie**



# Gallery













THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 ours 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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved