

[Click to view MFH-ADF1626327](#)

Farmhouse for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



€275,000

inc. of agency fees

3 Beds 140 sqm 2 ha

Located 10 mins from Lannemezan is this pretty farmhouse offering 140m² of living space with an interior courtyard and over 600m²...

At a Glance

Reference MFH-ADF1626327

Bed 3

Land 2 ha

Near to Lannemezan

Pool No

Price €275,000

Hab.Space 140 sqm

Land Tax N/A

Property Description

Located 10 mins from Lannemezan is this pretty farmhouse offering 140m² of living space with an interior courtyard and over 600m² of outbuildings, perfect for an equestrian project with two hectares of grounds bordered by a river.

This lovely property set in the heart of a little countryside village breathes tranquility. It will inspire not only owners of horses, donkeys, goats and sheep but will also adapt to a gite or other projects in this natural

setting.

Today, the old imposing coach entrance has surrendered to a double gate with access to the interior courtyard with its flowers and surrounded by several outbuildings.

The house has 140m² of space and is habitable. Renovated in the 1980's, it has double glazing throughout, a 20m² fitted kitchen with fridge, gas hob, extractor fan and space for a dish washer.

An 8m² larder has access to a toilet and a shower.

Upstairs are two spacious bedrooms, 20m² & 23m². The smaller has access to a 15m² bedroom, ideal for creating a private bathroom and walk-in wardrobe.

The 23m² bedroom has stairs leading to a 70m² loft with ceiling high enough to allow creation of further bedrooms and bathrooms.

To the left of the house is an attached 30m² outbuilding. Once upon a time a chestnut drying room with a loft of the same surface area, it offers an interesting solution to increase the living area of the main house by connecting the two floors. The lower floor has two doors and a window looking onto the courtyard and could add 25m² to the living room. The upstairs could be used for numerous projects: bedroom, games room, cinema, office or library.

The other outbuildings are equally adaptable for your projects. The 20m² porch, 60m² livestock barn and loft would make a lovely gîte with a 25m² covered terrace which has a recent roof covering and framework.

A 125m² barn facing the house has traditional pebble walls and a lovely roof framework and awaits your ideas.

To the left, a pigsty is attached to the old furnace, 60m² in total and an ideal location for creating a gîte. And finally, without forgetting, a 60m² livestock barn with loft and a 40m² shelter overlooks the pastures, perfect for your horses and hay.

The land has a well is bordered by a river which is fed all year round. The property has a septic tank system. Heating is currently supplied by only the open fireplaces present.

The cherry on the cake: 1500m² of land located opposite, a section of which may be constructed upon.

You will be 10 mins from Lannemezan and motorway access, 45 mins from Tarbes, TGV station and airport, 45 mins from skiing, 1h40 from Toulouse and airport, 2h from Biarritz and 3h30 from the Mediterranean.

Summary

Property type:	Farmhouse
Bedrooms:	3
Price	€275,000

Key Information

Internal Area:	140 sqm
Land Area:	2 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