

[Click to view MFH-ADF1626349](#)

House for sale in Hautes-Pyrénées

Saint-Laurent-de-Neste , Hautes-Pyrénées , Occitanie



€144,000

inc. of agency fees

3 Beds 140 sqm 0.12 ha

Located an hour and a half from Toulouse, this lovely house (140 m²) is in a charming small village of The Valley of Nistos. Quietly...

At a Glance

Reference MFH-ADF1626349

Bed 3

Land 0.12 ha

Near to Saint-Laurent-de-Neste

Pool No

Price €144,000

Hab.Space 140 sqm

Land Tax N/A

Property Description

Located an hour and a half from Toulouse, this lovely house (140 m²) is in a charming small village of The Valley of Nistos. Quietly situated, it is composed of a kitchen, a living-cum-dining room, 3 bedrooms, a shower-room, a laundry room and a garage, all on a fenced in and tree-filled garden of 1200 m².

As soon as you enter this lovely house, you're going to appreciate the entrance hall (7 m²). On the left, it gives onto a kitchen (9.12 m²), to be created to your desire.

On the right, there is a spacious and bright living-cum-dining room (26.5 m²) that is heated by an insert for nice winter evenings.

The hall also has a toilet.

The magnificent wooden staircase in the entrance hall leads to a landing (5.23 m²) that gives onto 3 bedrooms (23 m², 23.77 m² & 27 m²). One of them has a shower-room (5.17 m²). The attic is reached from this floor.

Outside, you'll enjoy the nice tree-filled garden of 1200 m², where you'll enjoy the peace and quiet, with views of the mountains.

This lovely house will charm you with its style and its huge potential. Great for a large family, a first-time buyer, a rental or even as a second home near nature, hiking trails, mountain bike trails and ski slopes.

The roof is in good condition and the tiles are curved and fibre cement. Construction is traditional; hot water boiler and 300L electric hot-water heater. Heating by electric heaters, in addition to the insert. Wooden and PVC joinery, with double glazing. Drainage connected to a septic tank.

Located at the foot of a ski resort; 50 min from Tarbes; 1 hr 30 min south of Toulouse and its airport; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

Summary

Property type:	House
Bedrooms:	3
Price	€144,000

Key Information

Internal Area:	140 sqm
Land Area:	0.12 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