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## 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 m<sup>2</sup>) 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 m<sup>2</sup>) 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 m<sup>2</sup>.

As soon as you enter this lovely house, you're going to appreciate the entrance hall (7 m<sup>2</sup>). On the left, it gives onto a kitchen (9.12 m<sup>2</sup>), to be created to your desire.

On the right, there is a spacious and bright living-cum-dining room (26.5 m<sup>2</sup>) 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 m<sup>2</sup>) that gives onto 3 bedrooms (23 m<sup>2</sup>, 23.77 m<sup>2</sup> & 27 m<sup>2</sup>). One of them has a shower-room (5.17 m<sup>2</sup>). The attic is reached from this floor.

Outside, you'll enjoy the nice tree-filled garden of 1200 m<sup>2</sup>, 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



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**C. BAUER – Sunday Times**

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