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## House for sale in Hautes-Pyrénées

Vic-en-Bigorre , Hautes-Pyrénées , Occitanie



# €222,000

inc. of agency fees

4 Beds      260 sqm      0.27 ha

Located in the town of Vic-en-Bigorre is this 1970's architect designed home. There is 260m<sup>2</sup> of space on two floors, four bedrooms...

### At a Glance

<b>Reference</b>	MFH-ADF1626370	<b>Near to</b>	Vic-en-Bigorre	<b>Price</b>	€222,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	260 sqm
<b>Land</b>	0.27 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the town of Vic-en-Bigorre is this 1970's architect designed home. There is 260m<sup>2</sup> of space on two floors, four bedrooms and a 2680m<sup>2</sup> pretty plot of land. This property is sold as an usufructuary and is therefore sold occupied by the current owner. It will appeal to a family anticipating their change of home or an investor.

You will fall under the spell of the pretty garden with trees, measuring 2680m<sup>2</sup>.

Inside the house, there is a spacious entrance hall, 18m<sup>2</sup>, serving all the ground floor rooms and with a wooden staircase leading upstairs.

The garden level of the property has a 46m<sup>2</sup> living/dining room with an attached 16m<sup>2</sup> kitchen, as well as a 12m<sup>2</sup> study/5th bedroom.

A passageway leads to the 20m<sup>2</sup> master bedroom suite with 8m<sup>2</sup> walk-in wardrobe and 6m<sup>2</sup> private bathroom. There is also a 3.5m<sup>2</sup> washroom, a toilet and 9m<sup>2</sup> utility room on this floor.

Back to the entrance hall and stairs lead up to a 4m<sup>2</sup> landing, a 10m<sup>2</sup> second kitchen and a 38m<sup>2</sup> living and dining area with balcony. Continuing on, a second passageway leads to three more bedrooms (10m<sup>2</sup>, 11.5m<sup>2</sup> and 13.5m<sup>2</sup>). There is also a toilet with a wash basin, a 7.5m<sup>2</sup> bathroom, and 2m<sup>2</sup> shower room.

The garden has a big double garage, 49m<sup>2</sup>, with a workspace. Attached are a 10m<sup>2</sup> store room and a 10m<sup>2</sup> greenhouse.

The roof is covered in tile. Windows are, in the majority, wooden framed with one pane of glass and wooden shutters. The upper floor has PVC framed windows with double glazing and automated roller shutters. A recent oil-powered system provides central heating. Water is provided by a well which supplies all year round. The property is served by an individual sewage system. An automated gateway and video phone provide security.

You will be in Vic-en-Bigorre for all commerce and services. 30 mins from tarbes for A64 motorway access and airport. 1h from Lourdes, from Pau and from skiing. 2h from the Atlantic coast.

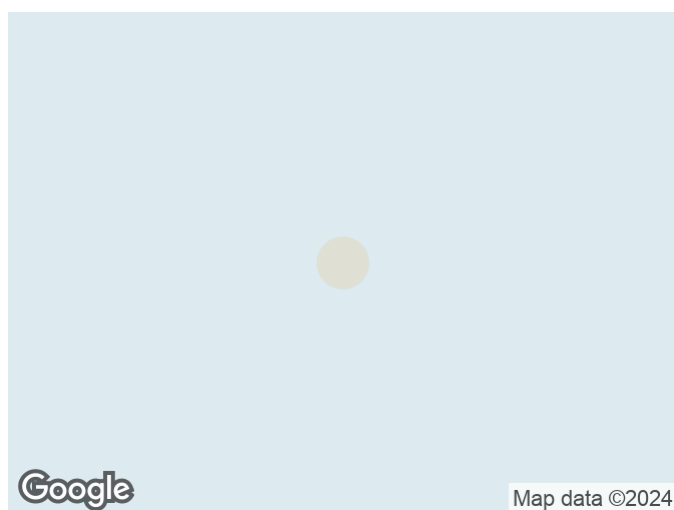
## Summary

Property type:	House
Bedrooms:	4
Price	€222,000

## Key Information

Internal Area:	260 sqm
Land Area:	0.27 ha

## Location: Occitanie



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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.

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**C. BAUER – Sunday Times**

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