

[Click to view MFH-ADF1626404](#)

Chateau for sale in Hautes-Pyrénées

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



€439,000

inc. of agency fees

6 Beds 345 sqm 0.6 ha

Located in Nestier is this property for sale including a building dating from 1870, an independent gite and 6200m² of land. Doted...

At a Glance

Reference MFH-ADF1626404

Bed 6

Land 0.6 ha

Near to

Saint-Laurent-de-Neste

Pool

No

Price €439,000

Hab.Space 345 sqm

Land Tax N/A

Property Description

Located in Nestier is this property for sale including a building dating from 1870, an independent gite and 6200m² of land. Doted with an exceptional potential, it can realise numerous projects.

You will fall under the spell of this charming property, dating from 1870 and boasting an excellent potential. Inside the main building, the 13m² entrance hall has incredible volumes, immense doors and lots of natural light via the north and south glasswork. It serves a splendid 34m² bedroom with 4m high ceilings and direct

access to the terrace and garden.

At the other side of the hall is a superb 33m² dining room with also ceilings over 4m high and original fireplace. It connects with the 22m² sitting room. The generous windows allow plentiful natural light to all areas of the house.

Continuing on, a second hallway and a passageway leads to the 18m² kitchen with attached 4m² larder. The passageway leads to two ground floor bedrooms (14m² & 20m²) each with tap and sink. Further on is an 8m² bathroom and 2m² toilet. Back to the second hallway and a 12.5m² room currently serves as dining room.

A wooden staircase leads up to a convivial space, 45m², currently serving as library. To the eastern side of the library is a new 25m² bedroom with private, 5m² washroom with toilet. The western side has a new 22.5m² bedroom. A door from the library leads to an 84m² loft with potentiel to convert.

Back to the hallway and access outside to the independent with private entrance. It consists of a 17m² living room, a 22.5m² bedroom, a 4.5m² washroom with toilet and a laundry outside. The old livestock barn and the loft could be used to create extra living space.

Heading south in the garden, you will discover the grounds and their path leading to a second entrance and direction to the mountains. A perfect setting for welcoming guests.

You will enjoy the superb view of the mountains and the peaceful surroundings from the terrace.

The roof is covered in tile. Windows are, in the majority, wooden framed with one pane of glass. The gîte has PVC windows. Heating is currently provided by the various fireplaces and electric powered radiators. The property is served by a septic tank system.

This exceptional property, dating from the 1870's will require some modernisation work but it is possible certain prospective new owners may prefer to keep its original charm.

You will be in the Nestes region, in Nestier, 3 mins from Saint-Laurent-de-Neste, 10 mins from La Barthe-de-Neste, 15 mins from Lannemezan, 15 mins from Nistos, 30 mins from Saint-Gaudens, 45 mins from Saint-Lary, 45 mins from Loudenvielle, 45 mins from Bagnères-de-Luchon, 45 mins from Spain, 1h20 from Toulouse, 2h from the Atlantic coast and 2h45 from the Mediterranean.

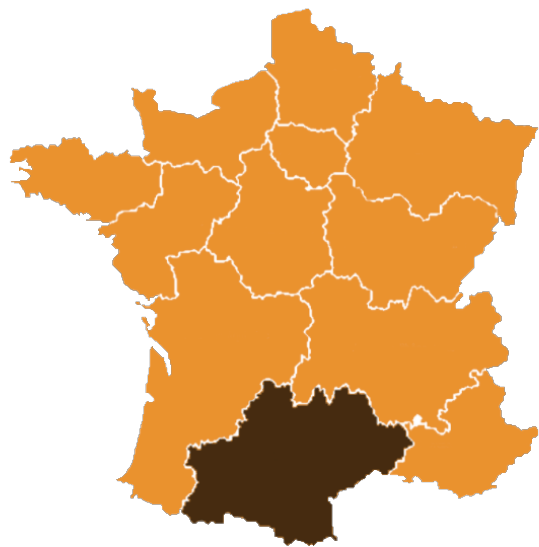
Summary

Property type:	Chateau
Bedrooms:	6
Price	€439,000

Key Information

Internal Area:	345 sqm
Land Area:	0.6 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