

[Click to view MFH-ADF1626409](#)

## House for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



# €211,000

inc. of agency fees

4 Beds      140 sqm      0.1 ha

Located in Lannemezan is this large family perfect for a family, with four bedrooms. Also ideal for an investment/rental project,...

### At a Glance

Reference MFH-ADF1626409

Bed 4

Land 0.1 ha

Near to Lannemezan

Pool No

Price €211,000

Hab.Space 140 sqm

Land Tax N/A

### Property Description

Located in Lannemezan is this large family perfect for a family, with four bedrooms. Also ideal for an investment/rental project, it has a garden and garage and all commerce and services in walking distance.

Behind the entrance grill is this lovely building, ideal for a family home. There is a 12m<sup>2</sup> entrance serving, to the left, a 16m<sup>2</sup> sitting room with lots of natural light and a wood burner. To the right is a 20m<sup>2</sup> dining room which serves a 15m<sup>2</sup> partially fitted kitchen.

Back to the entrance hall and a door allows access to the old wine press and the 1100m<sup>2</sup> garden, a size rare in the town.

A wooden staircase leads up from the entrance hall to two bedrooms (10m<sup>2</sup> and 20m<sup>2</sup>), a walk-in wardrobe of over 5m<sup>2</sup> and a washroom.

The second floor has another two bedrooms (8m<sup>2</sup> and 15m<sup>2</sup>) and a bathroom.

The property has a 50m<sup>2</sup> garage and a covered area, ideal for storing your vehicles, bikes, skis etc.

All commerce and services within walking distance (including primary and secondary school). Ideal for a large family or as a rental opportunity.

Windows are double glazed. There is gas central heating, connected to the mains, and a wood burner in the sitting room also provides heat. The property is connected to the sewage mains.

You will be 25 mins from Tarbes. 50 mins from skiing, 1h30 from Toulouse and 2h from the Atlantic coast.

## Summary

Property type:	House
Bedrooms:	4
Price	€211,000

## Key Information

Internal Area:	140 sqm
Land Area:	0.1 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