

[Click to view MFH-ADF1626428](#)

## House for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



# €130,000

inc. of agency fees

4 Beds      181 sqm      0.17 ha

Located in Lannemezan, this big house has a living space of 181 m<sup>2</sup> and is composed of 4 bedrooms (2 masters), a living room and a 1600...

### At a Glance

|                  |                |                |            |                  |          |
|------------------|----------------|----------------|------------|------------------|----------|
| <b>Reference</b> | MFH-ADF1626428 | <b>Near to</b> | Lannemezan | <b>Price</b>     | €130,000 |
| <b>Bed</b>       | 4              | <b>Pool</b>    | No         | <b>Hab.Space</b> | 181 sqm  |
| <b>Land</b>      | 0.17 ha        |                |            | <b>Land Tax</b>  | N/A      |

### Property Description

Located in Lannemezan, this big house has a living space of 181 m<sup>2</sup> and is composed of 4 bedrooms (2 masters), a living room and a 1600 m<sup>2</sup> garden; near all conveniences.

After going through the front gate, you arrive at this charming house. To the left of the 16 m<sup>2</sup> entrance hall is a 15 m<sup>2</sup> dining room and to the right is a 15 m<sup>2</sup> living room. There is also an 18 m<sup>2</sup> kitchen with a dining area and a 15 m<sup>2</sup> master bedroom with a shower-room and walk-in closet (7 m<sup>2</sup>).

On the left side of the hallway is another master bedroom (16 m<sup>2</sup>) with a shower-room and a walk-in closet (9 m<sup>2</sup>). On the right side is a 16 m<sup>2</sup> bedroom with a room (10 m<sup>2</sup>) that could become a walk-in closet. There are also 2 more rooms that could become playrooms, studies or additional bedrooms.

A door opens onto a staircase that leads to the basement, which is divided into a boiler room (21 m<sup>2</sup>), a storeroom (15 m<sup>2</sup>) and a garage (37 m<sup>2</sup>).

All the windows are double-glazed.

Oil-fired central heating.

Connected to mains drainage.

Lots of potential for this property. Some updating is necessary and will allow you to modernize this charming house to your tastes.

Located near all conveniences in the centre of town, businesses, schools and public services.

Only 1 hr 20 min from Toulouse; 30 min from Tarbes; 1 hr 10 min from ski stations; 1 hr 10 min from Spain.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Price          | €130,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 181 sqm |
| Land Area:     | 0.17 ha |

## Location: Occitanie



# Gallery



Proposition d'aménagement virtuel non contractuelle



Proposition d'aménagement virtuel non contractuelle



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