

[Click to view MFH-ADF1626429](#)

## House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



# €350,000

inc. of agency fees

4 Beds      134 sqm      0.13 ha

Located only 5 minutes south of Tarbes, this house was built in 1992, measures 134 m<sup>2</sup> and has 4 bedrooms. Situated in a peaceful...

### At a Glance

<b>Reference</b>	MFH-ADF1626429	<b>Near to</b>	Tarbes	<b>Price</b>	€350,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	134 sqm
<b>Land</b>	0.13 ha			<b>Land Tax</b>	N/A

### Property Description

Located only 5 minutes south of Tarbes, this house was built in 1992, measures 134 m<sup>2</sup> and has 4 bedrooms. Situated in a peaceful setting on 1200 m<sup>2</sup> of land that is not overlooked at the gates of Tarbes.

The house is entered from the terrace that faces due south. The entrance hall gives onto a living room (31 m<sup>2</sup>) with a wood-burning heater. The open-planned and full-fitted kitchen (12 m<sup>2</sup>) is next to the living room.

Still on the ground floor, there is a bright and spacious bedroom (13.5 m<sup>2</sup>), a study (8.4 m<sup>2</sup>), a bathroom (7 m<sup>2</sup>) with a tub and spacious shower and a separate toilet.

Upstairs, there is a mezzanine (15 m<sup>2</sup>), 2 bedrooms (14 m<sup>2</sup>), a shower-room (6 m<sup>2</sup>), a separate toilet and a laundry room that could be converted into a study or a music room. All with a balcony facing due south. This floor could be let out as an Airbnb since it has direct access from the entrance hall.

The big basement (124 m<sup>2</sup>) can hold your cars, be storage space and workshops.

The property also has 2 carports to protect your vehicles from bad weather.

Heating is provided by an air/water heat pump. Electric hot-water heater.

Connected to mains drainage.

Joinery is PVC and double-glazed.

The garden measures about 1200 m<sup>2</sup>. It is entirely fenced-in and has lots of green space, perfect for enjoying activities outside, for gardening or simply for relaxing.

The sunny terrace is ideal for meals outside, barbecues or simply for resting in the sun.

The swimming pool (5m x 3m; 1.5m deep) is installed on a sunny terrace and is enclosed for the safety of your children and pets.

The garden is lush with plants and trees, which make this property even more charming. There is a well for watering.

This family home with a pool and big garden is ready for you. Situated in a peaceful and lush setting only 5 minutes from Tarbes!

Located 5 minutes south of Tarbes, from its high-speed train station (TGV), from a golf course and from the motorway; 30 min from Lourdes; 15 min from an airport; 30 min from Pau; 1 hr 15 min from Spain; 1 hr 10 min from ski slopes; 1 hr 30 min from Toulouse and Biarritz; 3 hr from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	4
Price	€350,000

## Key Information

Internal Area:	134 sqm
Land Area:	0.13 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