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## Countryside house for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



**€222,000**

inc. of agency fees

3 Beds      100 sqm      0.3 ha

Located in a pleasant and green area just over 10 mins south of Lannemezan is this superb property for sale offering lots of potential...

### At a Glance

|                  |                |                |            |                  |          |
|------------------|----------------|----------------|------------|------------------|----------|
| <b>Reference</b> | MFH-ADF1626459 | <b>Near to</b> | Lannemezan | <b>Price</b>     | €222,000 |
| <b>Bed</b>       | 3              | <b>Pool</b>    | No         | <b>Hab.Space</b> | 100 sqm  |
| <b>Land</b>      | 0.3 ha         |                |            | <b>Land Tax</b>  | N/A      |

### Property Description

Located in a pleasant and green area just over 10 mins south of Lannemezan is this superb property for sale offering lots of potential with two homes (100m<sup>2</sup>) and several annexes including living and dining room, kitchen, three bedrooms, two washrooms and a terrace with 3000m<sup>2</sup> of grounds with trees and a view of the Pyrenees.

Inside the house you will appreciate the living room with open kitchen (36m<sup>2</sup>). To the right is an 8m<sup>2</sup> larder and 2m<sup>2</sup> toilet. Stairs lead up to a 13m<sup>2</sup> bedroom with to your left an 8m<sup>2</sup> washroom and 9m<sup>2</sup> bedroom. Another staircase continues up to the second floor and the third spacious bedroom (17m<sup>2</sup>).

The building has been well maintained and will make a pleasant and friendly home.

The second house is very spacious (150m<sup>2</sup>) but will require some modernisation to realise its potential. There are several rooms to use and personalise to your tastes as you wish.

Annexes complete the property including a garage, workshop and lots of storage space for artistic or professional use.

The property has an important plot of land (3000m<sup>2</sup>) which surrounds the houses and annexes offering intimacy, tranquility and plenty of space for creating a garden for your leisure. Perfect for a large family or investor, second home or rental project.

You will be just over 10 mins from Lannemezan for all commerce and services and A64 motorway, 35 mins from Tarbes and airport, 45 mins from skiing, 1h15 from Toulouse and 1h50 from the Atlantic coast.

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 3                 |
| Price          | €222,000          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 100 sqm |
| Land Area:     | 0.3 ha  |

## Location: Occitanie



## Gallery





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**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.

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