

[Click to view MFH-ADF1626459](#)

## 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



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