

[Click to view MFH-ADF1626497](#)

## House for sale in Hautes-Pyrénées

Maubourguet , Hautes-Pyrénées , Occitanie



# €154,000

inc. of agency fees

3 Beds      94 sqm      0.1 ha

Located 35 mins north of Tarbes is this charming home offering 94m<sup>2</sup> of space including three bedrooms, a living room with fireplace,...

### At a Glance

<b>Reference</b>	MFH-ADF1626497	<b>Near to</b>	Maubourguet	<b>Price</b>	€154,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	94 sqm
<b>Land</b>	0.1 ha			<b>Land Tax</b>	N/A

### Property Description

Located 35 mins north of Tarbes is this charming home offering 94m<sup>2</sup> of space including three bedrooms, a living room with fireplace, kitchen, larder, garage and numerous outbuildings. There is a 1000m<sup>2</sup> garden and the property is close to commerce and services.

The house has an entrance hall serving a 16m<sup>2</sup> living and dining area with fireplace, an 11m<sup>2</sup> kitchen with 25m<sup>2</sup> larder, three bedrooms (10m<sup>2</sup> and two of 12m<sup>2</sup>), a washroom and a toilet. The larder has a tap and the

water heater.

The garage is separate from the house at the end of the garden where there are numerous outbuildings, workshops and storage spaces.

Construction is traditional. There is gas powered heating connected to the mains and a fireplace providing heat. Windows are PVC-framed and double glazed with metal folding shutters in good condition. The property is connected to the sewage mains.

Close to commerce and services with 1000m<sup>2</sup> of land with trees.

You will be 35 mins north of Tarbes, 50 mins from Lourdes, 1h from Pau and airport, 1h30 from Spain and from skiing, 1h from Auch, 2h from Toulouse, 2h from Biarritz and 3h30 from the Mediterranean.

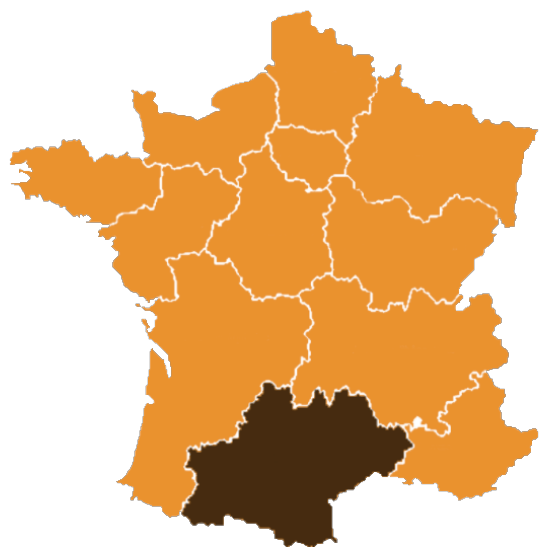
## Summary

Property type:	House
Bedrooms:	3
Price	€154,000

## Key Information

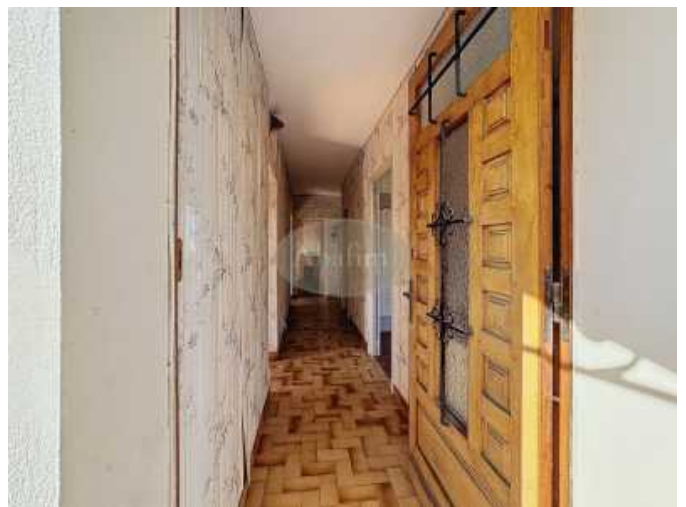
Internal Area:	94 sqm
Land Area:	0.1 ha

## 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