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## House for sale in Hautes-Pyrénées

Lourdes , Hautes-Pyrénées , Occitanie



# €379,000

inc. of agency fees

3 Beds      140 sqm      0.1 ha

Located only 5 minutes from Lourdes, discover your future home: a magnificent family house ideally situated offering a peaceful and...

### At a Glance

**Reference** MFH-ADF1626494

**Bed** 3

**Land** 0.1 ha

**Near to** Lourdes

**Pool** No

**Price** €379,000

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

Located only 5 minutes from Lourdes, discover your future home: a magnificent family house ideally situated offering a peaceful and enchanting environment. With a living space of 140 m<sup>2</sup>, this property is a true cocoon of comfort and tranquility, perfect for your family.

Main features:

- Access via a big front gate; easily park your car on the property, assuring security and practicality.
- First garage and workshop; a space for your car, followed by a functional workshop that has the oil-fired boiler and a cellar; ideal for DIY.
- 3 spacious bedrooms offering a sanctuary of tranquility after a long day.
- A majestic staircase; upstairs, a bright hallway leads to a cosy kitchen and a big living-cum-dining room bathed in sunlight thanks to its huge patio door. Enjoy the breathtaking panoramic view of the Pyrenees from the terrace. The perfect setting for unforgettable moments with the family.
- A bedroom with a modern bathroom; a cosy and elegant space that you're going to adore.

The next floor:

- a spacious fitness room followed by a cosy sitting room and 2 comfortable bedrooms, each with a modern bathroom.

Additional highlights:

- Big terrace surrounding the house; the ideal spot to relax in the sun, with an in-ground pool for family afternoons.
- 2 woodsheds; practical for storage.
- a magnificent tree-filled garden; a lush green setting full of various plants creating a peaceful and welcoming environment.

Don't miss this unique opportunity to become the owner of a house that combines comfort and space near nature. Contact us to schedule a visit and let yourself be charmed by this exceptional property!

Located in a quiet town 5 minutes from Lourdes; 5 min from a high-speed train station (TGV); 15 min from the airport in Tarbes; 10 min from a golf course; 30 min from ski slopes; 40 min from Pau; 1 hr from Spain; 1 hr 50 min from Toulouse; 1 hr 40 min from Biarritz and the Atlantic Ocean; 2 hr 50 min from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	3
Price	€379,000

## Key Information

Internal Area:	140 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**

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