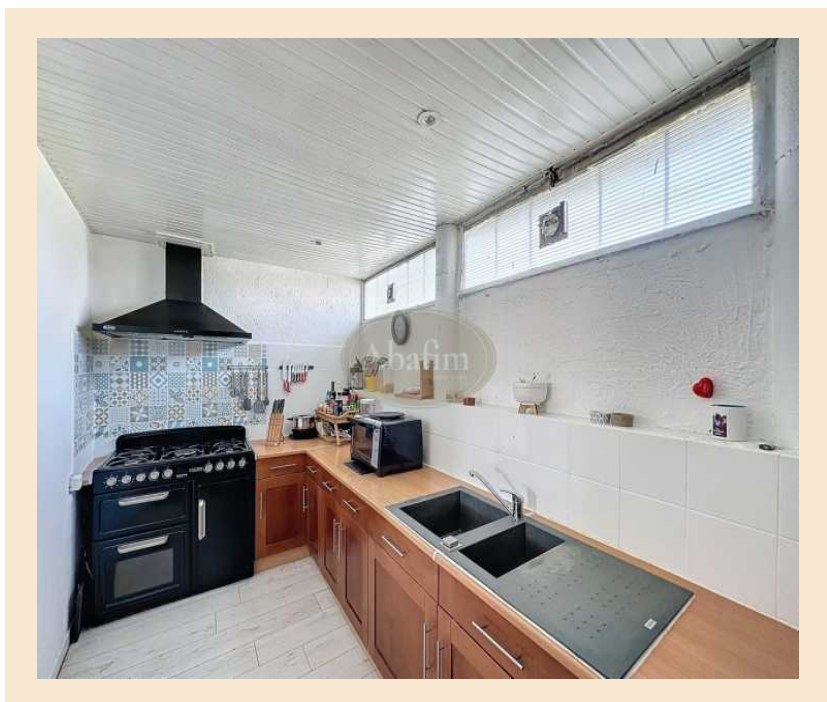


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## House for sale in Hautes-Pyrénées

Aureilhan , Hautes-Pyrénées , Occitanie



# €181,050

inc. of agency fees

4 Beds      165 sqm      0.04 ha

Located 5 minutes north of Tarbes, in a sought-after town, this lovely family home measures 165 m<sup>2</sup> and is composed of a big living room...

### At a Glance

**Reference** MFH-ADF1626495

**Bed** 4

**Land** 0.04 ha

**Near to** Aureilhan

**Pool** No

**Price** €181,050

**Hab.Space** 165 sqm

**Land Tax** N/A

### Property Description

Located 5 minutes north of Tarbes, in a sought-after town, this lovely family home measures 165 m<sup>2</sup> and is composed of a big living room with an equipped kitchen, 4 bedrooms, a bathroom, two shower-rooms and a separate toilet; garden of 390 m<sup>2</sup>.

#### Key features

- 165 m<sup>2</sup> spread over 3 levels

- 5 spacious bedrooms, ideal for receiving family and friends
- 3 modern bathooms for optimal comfort
- 2 WC, perfect for a big family
- 360 m<sup>2</sup> garden entirely fenced in; ideal for enjoying sunny days
- facade with an undeniable charm; stone and full of character

#### Details of the house

##### Ground floor:

- big and bright living room and cosy dining room, perfect for relaxing and having friends over.
- fully equipped and modern kitchen, ideal for cooking enthusiasts.
- 2 comfortable bedrooms, each with its own adjoining shower-room.

##### First floor:

- 2 more bedrooms offering a private and quiet space.
- functional family bathroom.

##### Second floor:

- 2 rooms to convert to your needs: study, playroom, leisure space.

##### Work needed:

This house needs updating, allowing you the opportunity to personalise it to your tastes. Whether you wish to modernise the spaces or keep the authenticity of the old, the possibilities are unlimited!

##### Highlights:

- unbelievable potential; perfect for lovers of beautiful stones and renovation projects.

Construction is traditional. The roof is tiled.

The attic is insulated.

Joinery is double-glazed.

Wooden shutters.

Connected to mains drainage.

Located 2 km north of Tarbes, from a high-speed train station (TGV) and a golf course; 10 min from the motorway; 30 min from Lourdes and 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	€181,050

## Key Information

Internal Area:	165 sqm
Land Area:	0.04 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

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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.

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**C. BAUER – Sunday Times**

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