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## House for sale in Hautes-Pyrénées

Soues , Hautes-Pyrénées , Occitanie



**€439,000**

inc. of agency fees

5 Beds      400 sqm      0.65 ha

Located less than 10 mins from Tarbes is this 400m<sup>2</sup> family home for sale consisting of a spacious living room, a kitchen/dining room,...

### At a Glance

**Reference** MFH-ADF1626551

**Bed** 5

**Land** 0.65 ha

**Near to** Soues

**Pool** No

**Price** €439,000

**Hab.Space** 400 sqm

**Land Tax** N/A

### Property Description

Located less than 10 mins from Tarbes is this 400m<sup>2</sup> family home for sale consisting of a spacious living room, a kitchen/dining room, five bedrooms, a dormitory, two bathrooms with shower, a washroom, five toilets, a larder/laundry, an attached double garage and a basement with wine cellar. 1400m<sup>2</sup> of land filled with trees and flowers has a well and a view of the Pyrenees.

Situated in a pretty village with a school, leisure centre and a nursery, this 400m<sup>2</sup> family home is set in a

quiet, green setting which enjoys lots of sunlight.

A 14m<sup>2</sup> entrance hall awaits after passing the wrought-iron and glass front door. To your left are the ground floor rooms and opposite, a wooden staircase leads up.

The ground floor has a 75m<sup>2</sup> living room with an imposing fireplace, perfect for family gatherings or entertaining.

To the left is the 40m<sup>2</sup> fitted kitchen and dining room which opens to the terrace running the length of the house.

Continuing on is the 17.5 m<sup>2</sup> larder/laundry with numerous storage spaces leading directly to the garage and the basement via an interior staircase.

The basement has a garage, a workshop, utility room and a wine cellar and also lots of space for storing garden equipment and tools.

Back through the living room and a 33.5m<sup>2</sup> bedroom, which has a 7.8m<sup>2</sup> private bathroom with shower, an 18.5m<sup>2</sup> bedroom and a toilet.

Back to the entrance and stairs lead up to a 75m<sup>2</sup> dormitory with, to the left, a 25m<sup>2</sup> bedroom with balcony, a 3.5m<sup>2</sup> washroom with toilet and to the right, two bedrooms (14.5m<sup>2</sup> & 34m<sup>2</sup>), a 7m<sup>2</sup> washroom and a toilet.

Constructed in 1987 traditionally with a metallic roof framework covered in natural slate, in good condition. Windows are double glazed with wooden frames on the ground floor and aluminium frames upstairs. There are both wooden shutters and automated shutters. There is gas central heating installed in 2021 with a buried storage tank. There is also an open fireplace. Air conditioning has been installed. The property is connected to the sewage mains. The entrance gate is automated. The wooden flooring upstairs adds charm.

Constructed using quality materials and well maintained, this pleasant house will be your new home. Ideal for a family looking for a spacious home or for perhaps someone looking to run a chambre d'hotes.

You will be 5 mins from commerce and services, 10 mins from TGV station in Tarbes, 20 mins from Tarbes-Lourdes-Pyrenees airport, 35 mins from Pau, 1h30 from the Atlantic coast and 2h45 from the Mediterranean.

Summary

Property type:	House
Bedrooms:	5
Price	€439,000

Key Information

Internal Area:	400 sqm
Land Area:	0.65 ha

Location: Occitanie



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