

[Click to view MFH-ADF1626551](#)

## 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

<b>Reference</b>	MFH-ADF1626551	<b>Near to</b>	Soues	<b>Price</b>	€439,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	400 sqm
<b>Land</b>	0.65 ha			<b>Land Tax</b>	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



## 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