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## House for sale in Hautes-Pyrénées

Saint-Laurent-de-Neste , Hautes-Pyrénées , Occitanie



# €188,000

inc. of agency fees

3 Beds      91 sqm      0.11 ha

Located between Lannemezan and Montréjeau, this charming house from the 70's measures 91 m<sup>2</sup> and is composed of 3 bedrooms, a living-cum-dining...

### At a Glance

**Reference** MFH-ADF1626552

**Bed** 3

**Land** 0.11 ha

**Near to** Saint-Laurent-de-Neste

**Pool** No

**Price** €188,000

**Hab.Space** 91 sqm

**Land Tax** N/A

### Property Description

Located between Lannemezan and Montréjeau, this charming house from the 70's measures 91 m<sup>2</sup> and is composed of 3 bedrooms, a living-cum-dining room, a kitchen, a pantry, a garage and an attic (90 m<sup>2</sup>) that is suitable for conversion, on a garden of 1100 m<sup>2</sup>.

To the left of the entrance hall is a living-cum-dining room (30.3 m<sup>2</sup>) with a wood-burning heater and then a kitchen (10 m<sup>2</sup>) with access to the laundry room (8.5 m<sup>2</sup>), the pantry (5.76 m<sup>2</sup>) and then to the garage (18.8

m<sup>2</sup>). The three bedrooms (10.49 m<sup>2</sup>, 12.28 m<sup>2</sup> & 14 m<sup>2</sup>) and the shower-room are to the right of the entrance hall.

Construction is traditional. Heating is supplied by a condensing gas boiler and the wood-burning heater. Joinery is wooden and double-glazed. The roof and façade are new. Drainage connected to mains.

Outside, the 1100 m<sup>2</sup> garden is fenced in. The far end of the garden overlooks a public space on the edge of the forest; quiet and very pleasant spot.

Located 5 minutes from Lannemezan; 30 min from Tarbes; 45 min from Spain and ski slopes; 1 hr 20 min from Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	3
Price	€188,000

## Key Information

Internal Area:	91 sqm
Land Area:	0.11 ha

## Location: Occitanie



## Gallery





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