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## House for sale in Hautes-Pyrénées

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



**€352,000**

inc. of agency fees

4 Beds      183 sqm      0.25 ha

Located 10 mins south of Lannemezan is this modern villa for sale offering 183m<sup>2</sup> of space including three bedrooms, a living room,...

### At a Glance

**Reference** MFH-ADF1626576

**Bed** 4

**Land** 0.25 ha

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

**Pool** No

**Price** €352,000

**Hab.Space** 183 sqm

**Land Tax** N/A

### Property Description

Located 10 mins south of Lannemezan is this modern villa for sale offering 183m<sup>2</sup> of space including three bedrooms, a living room, two washrooms and a 2500m<sup>2</sup> garden with a view of the Pyrenees.

This charming villa is south-facing and has spacious rooms.

There is a 7m<sup>2</sup> entrance hall which serves, to the right, two bedrooms (10m<sup>2</sup> & 12m<sup>2</sup>) and a 5m<sup>2</sup> walk-in

wardrobe. There is a 7m<sup>2</sup> washroom, 4m<sup>2</sup> toilet and a 6m<sup>2</sup> larder.

You will appreciate the spacious living areas comprising the 15m<sup>2</sup> kitchen, 25m<sup>2</sup> dining room with south-facing bay window and a 14m<sup>2</sup> sitting room with 6m<sup>2</sup> bar area.

To the left of the entrance hall, a corridor serves a 13m<sup>2</sup> room to the left, currently serving as office space but which may be used as a fourth bedroom, and a 12m<sup>2</sup> laundry room. To the right of the corridor is an 11m<sup>2</sup> bedroom and an 8m<sup>2</sup> washroom.

There is a 38m<sup>2</sup> garage to house your vehicles. There is an outbuilding with a car shelter and a second garage.

The roof is covered in tile. Heating is assured by a geothermal system as well as a fireplace. There is excellent thermal insulation as well as double glazed windows. The property is served by an individual heating system.

You will be in a quiet village, south-facing with a view of the Pyrenees from the fenced garden which has trees and measures 2500m<sup>2</sup>.

You will be 10 mins from Lannemezan for all commerce and services, from its train station and a golf course. 40 mins from Tarbes for airport and TGV station, 40 mins from skiing, 1h10 from Spain and 1h25 from Toulouse.

## Summary

Property type:	House
Bedrooms:	4
Price	€352,000

## Key Information

Internal Area:	183 sqm
Land Area:	0.25 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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