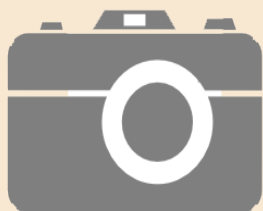


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## House for sale in Hautes-Pyrénées

Aureilhan , Hautes-Pyrénées , Occitanie



# €265,000

inc. of agency fees

3 Beds      120 sqm      0.14 ha

Located 5 mins north of Tarbes is this rare ensemble for sale with spacious volumes and enormous potential. It is comprised of a 120m<sup>2</sup>...

### At a Glance

<b>Reference</b>	MFH-ADF1626633	<b>Near to</b>	Aureilhan	<b>Price</b>	€265,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	120 sqm
<b>Land</b>	0.14 ha			<b>Land Tax</b>	N/A

### Property Description

Located 5 mins north of Tarbes is this rare ensemble for sale with spacious volumes and enormous potential. It is comprised of a 120m<sup>2</sup> home with three bedrooms, bathroom, sitting room and south-facing terrace and a 195m<sup>2</sup> warehouse complete with offices, storage space and toilets. There is parking for several vehicles and a car shelter as well as 1400m<sup>2</sup> of land.

The warehouse totals 195m<sup>2</sup> and is comprised of a 111m<sup>2</sup> space, offices of 22m<sup>2</sup> and 11m<sup>2</sup>, a 28m<sup>2</sup> storage

room, 9m<sup>2</sup> break room with kitchenette, shower, toilet and a 14m<sup>2</sup> break room. There are several water taps and various entrances, one of which into the largest space is big enough for utility vehicles. There is a car shelter and courtyard for manoeuvring vehicles.

The home consists of a 41m<sup>2</sup> living room with 7m<sup>2</sup> open kitchen, three bedrooms (10m<sup>2</sup>, 11m<sup>2</sup> & 12m<sup>2</sup>), a 4m<sup>2</sup> walk-in wardrobe, bathroom with both bath and shower, two toilets, a study and an 18m<sup>2</sup> larder. There is also a lovely south-facing terrace.

This house sits on 1400m<sup>2</sup> of land and is perfectly compatible with a commercial or artisanal activity. The warehouse and house each have their own entrance.

You would be able to purchase the property and perhaps rent out one of both buildings. The property has easy access and is 100m from the road.

Construction is traditional. The roof covered in tile. Windows are double glazed. Heating is provided by a heat pump system and hot water by gas. The property is connected to the sewage mains. There is an automated gate to the property.

You will be 5 mins north of Tarbes, 10 mins from motorway access, 20 mins from Tarbes airport, 50 mins from skiing and 1h45 from the Atlantic coast.

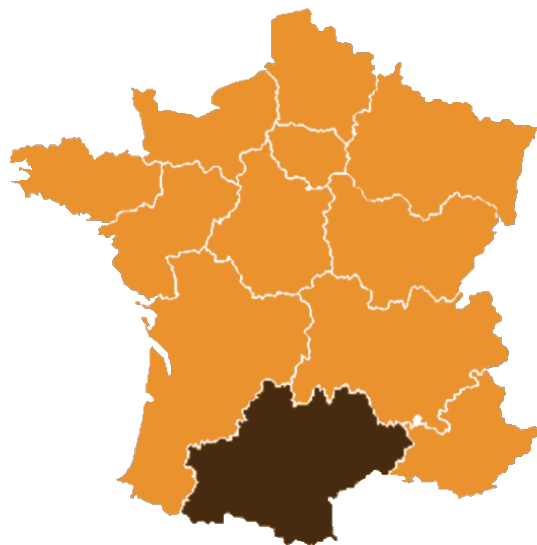
## Summary

Property type:	House
Bedrooms:	3
Price	€265,000

## Key Information

Internal Area:	120 sqm
Land Area:	0.14 ha

## Location: Occitanie



## Gallery



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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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