

[Click to view MFH-ADF1626617](#)

House for sale in Hautes-Pyrénées

Monléon-Magnoac , Hautes-Pyrénées , Occitanie



€177,000

inc. of agency fees

2 Beds 78 sqm 1.23 ha

Quietly located 10 minutes from Castelnau-Magnoac and not overlooked, this charming small house (2 bedrooms) sits on more than 1 hectare...

At a Glance

Reference	MFH-ADF1626617	Near to	Monléon-Magnoac	Price	€177,000
Bed	2	Pool	No	Hab.Space	78 sqm
Land	1.23 ha			Land Tax	N/A

Property Description

Quietly located 10 minutes from Castelnau-Magnoac and not overlooked, this charming small house (2 bedrooms) sits on more than 1 hectare of land. Garage and small outbuilding.

You're going to fall under the charm of this small house as soon as you enter.

To the left of the entrance hall is the first bedroom (9.5 m²); to the left is a shower-room (8 m²) with a walk-

in shower. The door opposite the entrance opens onto a very bright living-cum-dining room (35 m²).

From the living space, a staircase leads to an open space upstairs, 20 m² and currently used as the second bedroom.

The patio door in the kitchen opens onto a big terrace with views of the peaceful countryside.

The plot of more than 1 hectare has a small outbuilding with a roof to renovate. It could be the future area for a bedroom, a kitchen, a shower-room and a toilet! Ideal for family members or friends!

The 44 m² garage can hold your mower, garden tools, motorcycles, bikes or car.

The garden is planted with trees (olive, wisteria, etc.) and exudes peace and tranquility.

Double-glazed joinery.

Heating by a wood-burning heater.

Electric hot-water heater.

Drainage connected to a septic tank.

Located 20 from Lannemezan; 50 min from Tarbes; 1 hr 30 min from Toulouse and its airport; 2 hr 30 min from Biarritz; 1 hr from ski slopes!

Summary

Property type:	House
Bedrooms:	2
Price	€177,000

Key Information

Internal Area:	78 sqm
Land Area:	1.23 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