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## Countryside house for sale in Hautes-Pyrénées

Lourdes , Hautes-Pyrénées , Occitanie



# €549,000

inc. of agency fees

2 Beds      120 sqm      9.68 ha

Located in the countryside 25 mins de Lourdes is this beautiful property for sale offering a 120m<sup>2</sup> home, typical in style of the region,...

### At a Glance

<b>Reference</b>	MFH-ADF1626680	<b>Near to</b>	Lourdes	<b>Price</b>	€549,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	120 sqm
<b>Land</b>	9.68 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the countryside 25 mins de Lourdes is this beautiful property for sale offering a 120m<sup>2</sup> home, typical in style of the region, a swimming pool, two stone barns to renovate and 9.5 hectares of private land including pastures and woods. Tranquility assured. Property located at the head of a dead end track.

A wrought iron gate reveals the private track which leads to this beautiful property nestled in a dominant position in absolute calm.

The pleasant home has a welcoming atmosphere. The ground floor has a 32m<sup>2</sup> living room and a kitchen opening to the terrace. The visible beams add charm to this space. You will enjoy the warmth of the two magnificent fireplaces.

Upstairs are two bedrooms (13m<sup>2</sup> & 17m<sup>2</sup>), a bathroom and a toilet. The larger bedroom has a big cupboard.

Outside, there is space to relax and enjoy meals on the stone terrace whilst benefiting from the bird song and view of the mountains and surrounding countryside.

The house is surrounded by 9.5 hectares of grounds and is a starting point for walking and mountain bike trails.

As well as the house, there are two stone barns to renovate entirely (70m<sup>2</sup> & 90m<sup>2</sup>).

Construction is traditional and uses stone. The roof has a slate covering. The property has an individual sewage system. The house currently has no central heating system.

You will be on the doorstep of the Pyrenees for skiing, cycling, hiking... 10 mins drive from first commerce, 25 mins from Lourdes and from Nay, 35 mins from Tarbes airport and A64 motorway access, 2h from Toulouse and from Biarritz and 3h from Bordeaux.

## Summary

Property type:	Countryside house
Bedrooms:	2
Price	€549,000

## Key Information

Internal Area:	120 sqm
Land Area:	9.68 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**

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.

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