

[Click to view MFH-ADF1626689](#)

House for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



€260,000

inc. of agency fees

4 Beds 240 sqm 0.4 ha

Located between Lannemezan and Castelnau-Magnoac is this spacious four-bedroom home for sale (including a ground floor bedroom) offering...

At a Glance

Reference	MFH-ADF1626689	Near to	Lannemezan	Price	€260,000
Bed	4	Pool	No	Hab.Space	240 sqm
Land	0.4 ha			Land Tax	N/A

Property Description

Located between Lannemezan and Castelnau-Magnoac is this spacious four-bedroom home for sale (including a ground floor bedroom) offering 240m² of living space. There is a 4000m² garden, a well, garage and outbuildings. All commerce in easy walking distance.

The grand main entrance serves, to the right, the 40m² kitchen where natural light pervades via the bay window looking on to the terrace.

A bedroom with shower, sink and toilet and access to the terrace, is accessed from the kitchen.

Also from the kitchen, a 12m² passageway (with built-in storage cupboard) houses the heating boiler and a toilet. There is also a 14m² utility room and a larder.

Back to the entrance and to the right is the 38m² living room with window towards the courtyard and a patio door allowing access to the street.

A lovely staircase leads upstairs where a big landing serves three bedrooms (16, 19 & 26m²) and a 9m² bathroom with bath, shower and double sink.

The second floor attic has 40cm of blown glass wool insulation.

All windows are double glazed except one. The main door, kitchen window and ground floor bedroom window all have an automated shutter. Heating is currently supplied via the oil powered heating system. There is an electric powered hot water storage tank. The property is connected to the sewage mains.

One of the main selling points of this village house is the splendid 4000m² plot of land it possesses, adorned with trees, two big outbuildings (80m² & 90m²) and a well.

All commerce and services within easy walking distance: bakers, grocers, chemist, hairdressers, infant and junior school and two restaurants without forgetting the outdoor activities of this very active village: tennis court, football, dance school..

A 15 minutes de Castelnau-Magnoac, Trie-sur-Baïse et Lannemezan, 45 minutes de Tarbes, et 1H40 de l'aéroport de Toulouse.

You will be 15 mins from Castelnau-Magnoac, Trie-sur-Baïse and Lannemezan, 45 mins from Tarbes for TGV and airport and 1h40 from Toulouse and airport.

Summary

Property type:	House
Bedrooms:	4
Price	€260,000

Key Information

Internal Area:	240 sqm
Land Area:	0.4 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