

[Click to view MFH-MPC2060](#)

## Modern, to be completed spacious villa with equipment

**Puntous , Hautes-Pyrénées , Occitanie**



# €313,000

inc. of agency fees

3 Beds   1 Baths   250 sqm   0.32 ha

Modern, to be completed spacious villa with equipment This house is almost complete and is now waiting for someone to phase it out. All material for this purpose is present . Tiles, insulation, ...

### At a Glance

<b>Reference</b>	MFH-MPC2060	<b>Near to</b>	Puntous	<b>Price</b>	€313,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.32 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Modern, to be completed spacious villa with equipment

This house is almost complete and is now waiting for someone to phase it out. All material for this purpose is present .

Tiles, insulation, doors, toilet and kitchen unit for the office downstairs, fencing, wood, decorations for the conversion of the terrace, lawnmower etc etc.

The house is beautifully located against a hill on 3218 m<sup>2</sup> of land with a beautiful view of the landscape. On the premises another wooden storage for goods.

The area is 250m<sup>2</sup> living area and 250m<sup>2</sup> for the business area with 2 large garages. Or can make two gîtes. Layout: a fantastically large living space of 87m<sup>2</sup>, toilet, 3 bedrooms with fitted wardrobes of which 1 bedroom has its own bathroom. There is a second bathroom. An indoor staircase leads to the ground floor which is intended as a business space or to create 2 gîtes. The layout is there, but that part has yet to be completed. All materials for this purpose are present.

Behind the house a lovely terrace waiting for the finishing touch (tiles and cover tiles for the fence are all present).

The septic tank is new and on standard.

Electricity is completely new and compliant.

NOT included in the price are all building materials and equipment worth € 80,000.

There are neighbors some distance away. Your privacy is guaranteed.

The house is located near Castelnau Magnoac for your daily groceries, restaurants and all necessities such as doctor, dentist, pharmacy etc.

Who dares?

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€313,000

## Key Information

Year Built:	2007
Internal Area:	250 sqm
Land Area:	0.32 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