

[Click to view MFH-ADF1625833](#)

House for sale in Hautes-Pyrénées

Aureilhan , Hautes-Pyrénées , Occitanie



€296,800

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 120m²...

At a Glance

Reference	MFH-ADF1625833	Near to	Aureilhan	Price	€296,800
Bed	3	Pool	No	Hab.Space	120 sqm
Land	0.14 ha			Land Tax	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 120m² home with three bedrooms, bathroom, sitting room and south-facing terrace and a 195m² warehouse complete with offices, storage space and toilets. There is parking for several vehicles and a car shelter as well as 1400m² of land.

The warehouse totals 195m² and is comprised of a 111m² space, offices of 22m² and 11m², a 28m² storage

room, 9m² break room with kitchenette, shower, toilet and a 14m² 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 41m² living room with 7m² open kitchen, three bedrooms (10m², 11m² & 12m²), a 4m² walk-in wardrobe, bathroom with both bath and shower, two toilets, a study and an 18m² larder. There is also a lovely south-facing terrace.

This house sits on 1400m² 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.

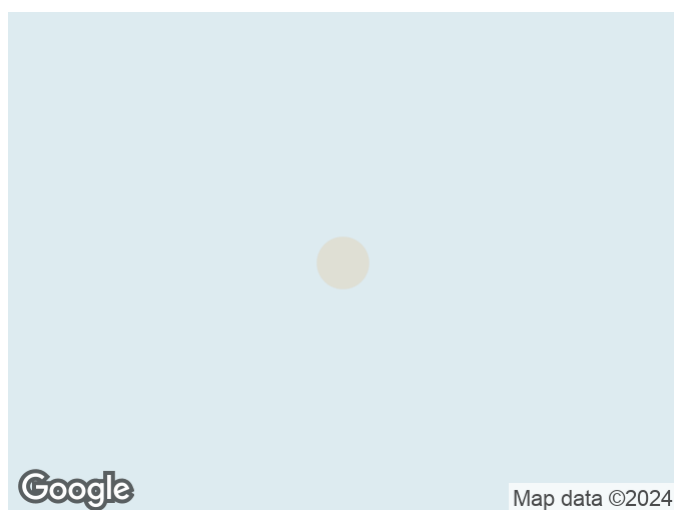
Summary

Property type:	House
Bedrooms:	3
Price	€296,800

Key Information

Internal Area:	120 sqm
Land Area:	0.14 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