

[Click to view MFH-ADF1626026](#)

## House for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



**€242,650**

inc. of agency fees

4 Beds      115 sqm      0.14 ha

Located 5 mins from Capvern is this modern home for sale (2010) offering 210m<sup>2</sup> of living space with a marvellous view of the Pyrenees....

### At a Glance

<b>Reference</b>	MFH-ADF1626026	<b>Near to</b>	Lannemezan	<b>Price</b>	€242,650
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	115 sqm
<b>Land</b>	0.14 ha			<b>Land Tax</b>	N/A

### Property Description

Located 5 mins from Capvern is this modern home for sale (2010) offering 210m<sup>2</sup> of living space with a marvellous view of the Pyrenees. There is a spacious south-facing living room with open kitchen, four bedrooms, a washroom, big garage with double entrance and a leafy, quiet 1400m<sup>2</sup> garden.

This modern home enjoys a tasteful decor which adds to its unique identity. If you're dreaming of just relaxing on the sofa, warm and cosy whilst enjoying a superb view of the mountains, then this little pearl is

for you.

You enter the house into the 4m<sup>2</sup> entrance hall which leads to the main living area of 42m<sup>2</sup>. You know about the view of the mountains so we'll talk of the wood burner which will provide heat on winters evenings after a day skiing nearby and of the spacious fitted kitchen where you will prepare delicious snacks as well as meals for friends and family.

The corridor offers access to three spacious bedrooms (12m<sup>2</sup> each), with walk-in wardrobes and parquet flooring. A fourth bedroom or study (9m<sup>2</sup>) completes this cosy area. The 8m<sup>2</sup> bathroom is functional with double sink, bath and shower, something for everyone. There is an independent toilet.

The property is accessed via an automated gateway where the path leads to a big garage (60m<sup>2</sup>) equipped with two doors allowing you to park two vehicles side by side. Inside, there is a 7m<sup>2</sup> insulated office. A 14m<sup>2</sup> garden shed is also present for storage of bikes, firewood, skis etc.

The garden is spacious with a north and a south facing terrace. There are many trees including a magnificent olive tree. A smaller shed and a rainfall recuperation barrel are also present.

The roof is covered in tile. The wainscoting is PVC. There is glass wool insulation and cellulose wadding. The house is built on a crawlspace. Windows are PVC double glazed. There are automated roller shutters in the living room and wooden shutters on the bedrooms windows. Heating is provided by the wood burner and completed by electric radiators. There is a 200 litre electric powered hot water storage tank. The washroom and toilet have an extractor fan. The individual sewage system is up to current regulations at time of publication.

This lovely home is close to all commerce and services. 5 mins from Capvern and the motorway, 10 mins from Lannemezan, 35 mins from Tarbes, 45 mins from skiing, 1h from Spain, 1h15 from Toulouse, 2h from the Atlantic coast and 2h45 from the Mediterranean.

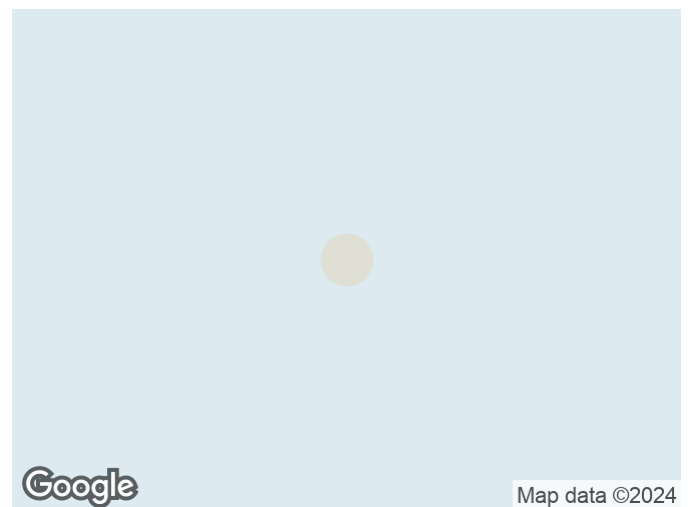
## Summary

Property type:	House
Bedrooms:	4
Price	€242,650

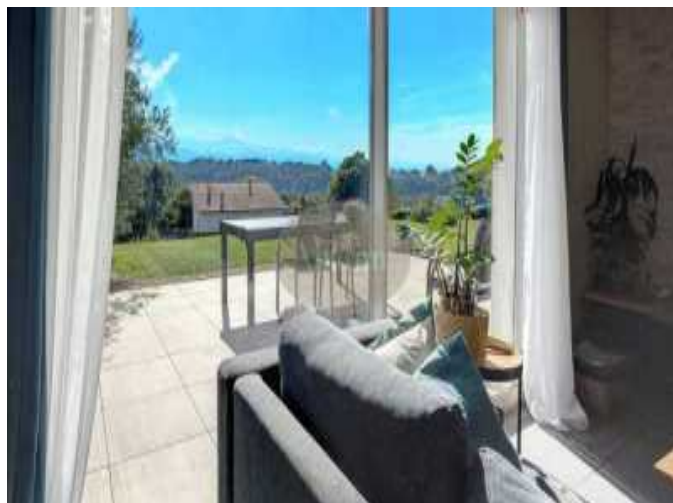
## Key Information

Internal Area:	115 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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved