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## House for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



**€130,000**

inc. of agency fees

4 Beds      135 sqm      0.06 ha

Located 15 minutes from Arreau, this big 135 m<sup>2</sup> house with two separate dwellings, or a big family house, is composed of two living...

### At a Glance

<b>Reference</b>	MFH-ADF1625920	<b>Near to</b>	Lannemezan	<b>Price</b>	€130,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	135 sqm
<b>Land</b>	0.06 ha			<b>Land Tax</b>	N/A

### Property Description

Located 15 minutes from Arreau, this big 135 m<sup>2</sup> house with two separate dwellings, or a big family house, is composed of two living rooms, a kitchen, two shower-rooms, four bedrooms and a big garage on a nice 570 m<sup>2</sup> garden with a river running along the edge.

The house has a separate entrance on each side, making it possible to have two dwellings.

After entering one of the doors, you come into a 17 m<sup>2</sup> living room, followed by a 4.42 m<sup>2</sup> kitchen and then an 11.66 m<sup>2</sup> room that you can use as you please. This room leads to the second living room (29.9 m<sup>2</sup>), which has a big stone fireplace. The ground floor is finished off with a 5.82 m<sup>2</sup> shower-room with a walk-in shower.

Two staircases lead to the floor above which has four bedrooms (2 x 14.3 m<sup>2</sup>; 2 x 15.8 m<sup>2</sup>) and two spaces that could be converted into shower-rooms.

The house also has a big basement that gives onto the garden. The basement has a boiler room. There is also a 19 m<sup>2</sup> garage and a lean-to.

Sitting on a nice quiet garden of 570 m<sup>2</sup> and bordering a river, the pastoral setting will enchant you.

This house can allow you to create a second home, while providing a rental income on the other part since it can very easily be separated.

Construction is traditional. The roof is tiled and in good condition. Heating via a boiler connected to a tank. Some of the windows have double glazing. Drainage needs to be installed. This house needs some updating and renovation.

Located 15 minutes from Arreau, businesses and conveniences; 20 min from the motorway and a golf course; 50 min from Spain and ski slopes; 45 min from Tarbes and a high-speed train station (TGV); 55 min from Lourdes and an airport; 1 hr 15 min from Pau; 1 hr 30 min from Toulouse; 2 hr from Biarritz and the Atlantic Ocean; 2 hr 50 min from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	4
Price	€130,000

## Key Information

Internal Area:	135 sqm
Land Area:	0.06 ha

## Location: Occitanie



## Gallery



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