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## Countryside house for sale in Hautes-Pyrénées

**Maubourguet , Hautes-Pyrénées , Occitanie**



**€264,000**

inc. of agency fees

3 Beds      170 sqm      0.25 ha

Located between Maubourguet and Madiran is this lovely property offering 170m<sup>2</sup> of living space on 2500m<sup>2</sup> of land. Three bedrooms,...

### At a Glance

<b>Reference</b>	MFH-ADF1626186	<b>Near to</b>	Maubourguet	<b>Price</b>	€264,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.25 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Maubourguet and Madiran is this lovely property offering 170m<sup>2</sup> of living space on 2500m<sup>2</sup> of land. Three bedrooms, one of which on the ground floor, two bathrooms, a kitchen, cosy living room and spacious living room which has lots of natural light complete the charm and authenticity of this home.

To the left of the 10m<sup>2</sup> entrance hall is the cosy living room of 28m<sup>2</sup> with fireplace, a 15m<sup>2</sup> bedrooms and access to the 20m<sup>2</sup> kitchen and 8m<sup>2</sup> larder. There is also an 8m<sup>2</sup> laundry with a door leading to the terrace.

To the right of the entrance hall is the 37m<sup>2</sup> living room where natural light enters via the patio door and which serves as dining room and summer sitting room with access to the garden.

Opposite the entrance hall is a bathroom with toilet.

Upstairs, there is a 10m<sup>2</sup> bedroom, a 13m<sup>2</sup> bedroom with corner wardrobe space and an 8m<sup>2</sup> study which could be transformed to a washroom should you need.

All windows are double glazed. An air/water heat pump system provides heating and the roof was relaid on 2017. The loft is insulated with wood wool. The property is served by an individual sewage system.

The land has trees and flowers and a small shed. There is no garage.

You will be 8 mins from Madiran, 9 mins from Maubourguet, 40 mins from Tarbes, 1h40 from Bayonne and 2h05 from Toulouse.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€264,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.25 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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