

[Click to view MFH-ADF1626224](#)

House for sale in Hautes-Pyrénées

Pouyastruc , **Hautes-Pyrénées** , **Occitanie**



€378,000

inc. of agency fees

4 Beds

182 sqm

0.34 ha

Located in the heart of a village 18 mins north-east of Tarbes is this spacious family home in a traditional "L" shape, for sale,...

At a Glance

Reference MFH-ADF1626224

Bed 4

Land 0.34 ha

Near to Pouyastruc

Pool No

Price €378,000

Hab.Space 182 sqm

Land Tax N/A

Property Description

Located in the heart of a village 18 mins north-east of Tarbes is this spacious family home in a traditional "L" shape, for sale, offering 182m² of living space and fully restored in 2022. It consists of an entrance hall, living and dining room with fireplace, fitted kitchen, conservatory, four bedrooms including a master bedroom, a walk-in wardrobe, study, two bathrooms, two toilets, wine cellar, laundry and two garages and all on a lovely garden filled with trees and a swimming pool. A high quality property and one for your shortlist.

Situated in a quiet pretty village which has a school and play area and served by school bus, is the spacious family home and fully renovated to a high standard in 2022.

The property has two entrances to choose from, via a gate on foot or in your vehicle into a courtyard.

An elegant Provençal cypress tree welcomes you to the property. The terracotta colour facade adds a cosy and authentic touch. The front door opens to the entrance hallway, the granite flooring and marble staircase adding elegance.

The 41m² dining room and attached living room enjoy lots of natural light. The travertine flooring magnifies the made to measure furniture. You will enjoy the flames from the wood burner in the fireplace.

A passageway has a toilet and a big larder. The 17m² kitchen deserves a look: the numerous units and integrated white goods will satisfy the most demanding. The terracotta colour adds sobriety. The central workspace and travertine flooring form a harmonious ensemble.

Close by is a big laundry room, very practical for daily use, and a wine cellar for your best bottles.

Back on our steps and we take the staircase up to a corridor serving three bedrooms (10, 13 & 15m²) which open to a charming balcony. The renovation has used sober colours and quality flooring.

The bathroom has a bath, double sink and a toilet.

The other wing of the house is currently dedicated to the parents but the two sections could be easily connected. There is a 13m² study where you can work from home in relaxing conditions. A 17m² walk-in wardrobe will store your clothes, shoes and accessories. The high ceiling and exotic wood staircase adds much character.

A few steps further on is the cosy master bedroom suite with private bathroom which has a central bath, walk-in shower, double sink made of acacia and oak flooring creating a space where you can spend time and relax...

Outside are two garages (20m² and 25m²), a henhouse and space for a vegetable garden. The numerous fruit trees will satisfy the sweet tooth (fig, cherry and hazel).

The pool area is quiet with a pretty view of the surrounding hills and countryside. The pool is around 7x3m with rounded corners, chlorine treated with an integrated, discreet yet effective filter system.

The house has been renovated from the floor up with tasteful flooring, wall coverings and decor.

The roof is covered in tile. The rood framework is traditional. Windows are double glazed with roller shutters and insect netting. The insulation is new. Heating is provided by a gas condensation system supplied by a

propane tank. There is also a wood burner in the living room. Hot water is provided by a thermodynamic system connected to five solar panels.

The diagnostic survey is completed and available on request. The property is served by a 1500 litre septic tank system.

You will be less than 10 mins from commerce, under 20 mins from Tarbes and its TGV station, 30 mins from Tarbes-Lourdes-Pyrenees airport, 50 mins from skiing, 50 mins from Pau and 2h from both Biarritz and Toulouse.

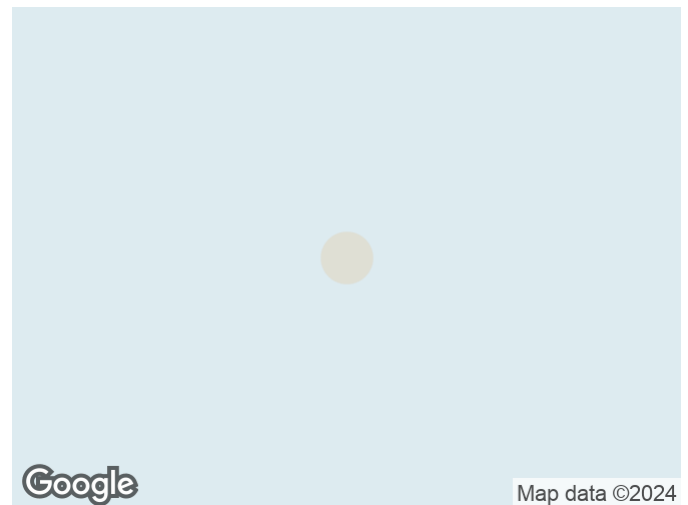
Summary

Property type:	House
Bedrooms:	4
Price	€378,000

Key Information

Internal Area:	182 sqm
Land Area:	0.34 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