

[Click to view MFH-ADF1626338](#)

## House for sale in Hautes-Pyrénées

Dours , Hautes-Pyrénées , Occitanie



# €445,000

inc. of agency fees

4 Beds      303 sqm      0.27 ha

Located in the hills 10 mins east of Tarbes is this unusual loft-style, 303m<sup>2</sup> home for sale. With a metallic structure and superb...

### At a Glance

**Reference** MFH-ADF1626338

**Near to** Dours

**Price** €445,000

**Bed** 4

**Pool** No

**Hab.Space** 303 sqm

**Land** 0.27 ha

**Land Tax** N/A

### Property Description

Located in the hills 10 mins east of Tarbes is this unusual loft-style, 303m<sup>2</sup> home for sale. With a metallic structure and superb volumes it has four bedrooms (including a master suite), a living room with open kitchen, a study, laundry, two bathrooms, three toilets, a 90m<sup>2</sup> artist's studio, a garage and a roof terrace with bathing pool and superb view of the mountains, plus 2700m<sup>2</sup> of land, this is one for your shortlist.

Inside the house, you will discover the immense loft-style living area of 95m<sup>2</sup> with visible metal roof framework and open kitchen. The floor is waxed cement with underfloor heating. A garden-level entrance opens to the 14m<sup>2</sup> walk-in wardrobe leading to the spacious 48m<sup>2</sup> master suite with office space. There is a bathroom with walk-in shower, corner bath and a separate toilet. This master bedroom suite has its own wood burner.

Back to the living room and an industrial-style staircase leads up to a 56m<sup>2</sup> mezzanine serving three bedrooms (14m<sup>2</sup>, 23m<sup>2</sup> & 25m<sup>2</sup>) as well as a 10m<sup>2</sup> bathroom with toilet. A walkway leads to a roof terrace where you can relax and enjoy the view of the Pyrenees from your tub.

This possesses several selling points you'd expect to find in such a property with spacious volumes designed to maximise infiltration of natural light. This is a wonderful opportunity to obtain a rare and unique property.

Attached to the loft is a 110m<sup>2</sup> workshop with waxed cement flooring and industrial-style, generous windows promoting the sense of space, perfect for DIY enthusiast or artist and includes a 20m<sup>2</sup> garage.

This south-facing villa is in a quiet area and you will enjoy the pleasant garden with lots of flowers and which is entirely fenced.

Construction was 2015. Windows are aluminium framed and double glazed. The living room has underfloor heating produced by an air/water heat pump system. The bedrooms have

electric radiators. The property is served by a septic tank system.

This property is 10 mins east of Tarbes, 10 mins from the motorway, 50 mins from skiing, 25 mins from Tarbes-Lourdes-Pyrenees airport, 1h30 from Toulouse, 1h45 from the Atlantic coast.

### Summary

Property type:	House
Bedrooms:	4
Price	€445,000

### Key Information

Internal Area:	303 sqm
Land Area:	0.27 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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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 cooling 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**



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 ©2004-2025 my-french-house.com All Rights Reserved