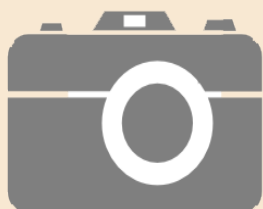


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## Countryside House for sale in Hautes-Pyrénées

Tournay , Hautes-Pyrénées , Occitanie



**€166,000**

inc. of agency fees

2 Beds      65 sqm      0.19 ha

Located 5 minutes from Tournay and 20 min from Bagnères-de-Bigorre, this nice house has an open-plan kitchen giving onto a living...

### At a Glance

<b>Reference</b>	MFH-ADF1626561	<b>Near to</b>	Tournay	<b>Price</b>	€166,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	65 sqm
<b>Land</b>	0.19 ha			<b>Land Tax</b>	N/A

### Property Description

Located 5 minutes from Tournay and 20 min from Bagnères-de-Bigorre, this nice house has an open-plan kitchen giving onto a living room, 2 bedrooms, a study and a big garage. Fenced in and tree-filled garden. Near conveniences.

A bright living room is to the right of the entrance hall. The open-plan kitchen has several cupboards and lovely views of the hills.

Returning to the hall, you'll find a separate toilet and a bathroom. A hallway leads to the bedrooms. On the left is a study that is nicely decorated with new wallpaper. This room is currently used as a bedroom. Opposite it, there is a big walk-in closet that could be converted into a bedroom. To the right, a charming bedroom looks onto the garden.

All the rooms were recently painted.

The stairs in the kitchen lead to the garage, which is very practical during bad weather. It measures 64 m<sup>2</sup> and could be used as you need. Part of it is used as a laundry room and the rest of the space is used for storage. A door opens directly onto the garden at the back of the house.

The garden is divided into two parts. Around the house, the ornamental garden is fenced in and the second part could become your vegetable garden or orchard.

The roof is tiled and in very good condition. Joinery is double-glazed, PVC and with manual roller shutters. Heating is electric. Drainage is individual and up to code. The electric hot-water heater is 200L. Wiring was redone in 2018 and is up to code.

This nicely renovated house is waiting for you to settle in quickly and easily.

Located near businesses and conveniences; 5 minutes from Tournay, the A64 motorway and a train station (SNCF); 20 min from Tarbes and its airport; 50 min from Pau; 1 hr 35 min from Toulouse; 1 hr from ski slopes and Spain; 1 hr 45 min from Biarritz and the Atlantic Ocean.

## Summary

Property type:	Countryside house
Bedrooms:	2
Price	€166,000

## Key Information

Internal Area:	65 sqm
Land Area:	0.19 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

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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.

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**C. BAUER – Sunday Times**

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