

[Click to view MFH-ADF1626642](#)

House for sale in Hautes-Pyrénées

Horgues , Hautes-Pyrénées , Occitanie



€324,000

inc. of agency fees

5 Beds 240 sqm 0.12 ha

Located in Horgues is this 240m² home for sale. Constructed in 1957 it has several selling points including ground floor bedrooms...

At a Glance

Reference MFH-ADF1626642

Near to Horgues

Price €324,000

Bed 5

Pool No

Hab.Space 240 sqm

Land 0.12 ha

Land Tax N/A

Property Description

Located in Horgues is this 240m² home for sale. Constructed in 1957 it has several selling points including ground floor bedrooms and a functioning, profitable first floor gîte. There are two entrances, two living rooms with open kitchen, five bedrooms, relaxation room, study, gym with sauna, three washrooms, a bathroom, five toilets and a workshop. The 1200m² garden houses a garage, carport, several terraces, barbecue, a pool and a pool house. All commerce in walking distance. This unusual property has a lovely view of the mountains.

This unusual property is unique with two independent entrances allowing flexibility should you wish to exploit the gîte or install a large family of all ages allowing tranquility and independence.

There is space for parking several vehicles in the courtyard or in the carport. The covered terrace is welcoming and perfect for spending time outside all year round.

On entering the house you will discover, to your left, the first bedroom suite (17.5m²) with garden view and a private washroom with sink, shower, towel-dryer radiator and toilet.

The second bedroom suite (18m²), bohemian in style, has a walk-in wardrobe and a bathroom.

Returning to the entrance and you will discover the main living space, 38m² which enjoys lots of natural light. There are several defined spaces: sitting room opening to the terrace, a dining corner with view of the mountains and a fully fitted kitchen for those with culinary designs.

The industrial style marries perfectly with the wooden flooring creating a modern and cosy atmosphere. A dynamic and charming touch is added with the “Basque Red” wall. The plaster ceiling mouldings add a retro feel creating an undeniable sense of conviviality, ideal for entertaining family and friends.

The 6.35m² office space is ideal for working from home and is equipped with storage

cupboards and there is a toilet nearby.

A doorway leads to the second part of the house but could be removed to facilitate movement from the private quarters and the gîte section.

To your left is a 9.6m² laundry room and a sliding door leads to the second entrance hall (14m²) and access to the gîte.

Opposite is a 16m² gym equipped with a sauna for relaxation after a workout.

Attached to the gym is a 15m² bedroom equipped with a private shower and wash basin.

Stairs lead up from the second entrance hallway to a landing and access to a loft and a toilet.

To your left is a charming washroom equipped with shower, double sink, toilet and towel-dryer.

Continuing on are two bedrooms. The first is 13m² and has a storage cupboard. The second is 14m². The decor is tasteful and the repeat clientele of the gîte allows a comfortable revenue. Turnover available on request and which could be improved upon.

Opposite is the spacious living space (35m²) bathed in natural light and an attached kitchen (12m²). Together, they offer an open view of the majestic Pyrenees. The balcony allows you to take in some vitamin D. The kitchen is pleasant with a neutral decor with tones of beige and brick.

Furthermore, you can access a relaxation room hidden behind a curtain and will appeal to children. A second loft completes this level.

Outside numerous spaces await: a terrace with barbecue (gîte-side) and a pool area (private-

side). An above ground pool (5.6x3.6m) is heated and has a wave system and is filtered and treated with chlorine.

The summer kitchen attached to the house is perfect for entertaining friends and family.

The pool house offers unique relaxation and may be used as an unusual dwelling for young and old.

A carport will house two vehicles. A workshop is present for DIY enthusiasts.

The garden boasts several trees, shrubs and flowers creation a colourful ensemble which varies with the seasons. A charming little pond adds a touch of serenity.

Construction is traditional and the house was renovated in 2013. Windows are double glazed with automated roller shutters.

There is gas central heating. A Styx gas system supplies constant hot water. Ideal for a large home and running the gîte. The main living room of the gîte has air conditioning.

There is an individual sewage system (septic tank) up to current codes at time of publication and is 5000 litres. Two rainwater recuperation barrels are buried and will water your garden.

Diagnostic survey available on request.

This surprising home is 5 mins from Tarbes, 15 mins from Tarbes-Lourdes-Pyrenees airport, 25 mins from Lourdes, 50 mins from skiing, 1h30 from Toulouse and from Biarritz, 3h30 from the Mediterranean. All services 10 mins walk away (schools, medical centre, commerce, bus stop).

Summary

Property type:	House
Bedrooms:	5
Price	€324,000

Key Information

Internal Area:	240 sqm
Land Area:	0.12 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 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