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## House for sale in Hautes-Pyrénées

Arreau , Hautes-Pyrénées , Occitanie



**€351,000**

inc. of agency fees

3 Beds      142 sqm      0.18 ha

Located 10 mins from Saint-Lary-Soulan is this pretty home for sale offering 145m<sup>2</sup> of living space including a living and dining room,...

### At a Glance

**Reference** MFH-ADF1626706

**Bed** 3

**Land** 0.18 ha

**Near to** Arreau

**Pool** No

**Price** €351,000

**Hab.Space** 142 sqm

**Land Tax** N/A

### Property Description

Located 10 mins from Saint-Lary-Soulan is this pretty home for sale offering 145m<sup>2</sup> of living space including a living and dining room, kitchen, larder, three bedrooms, a study, a big garage and 1800m<sup>2</sup> of land with trees and a view of the mountains.

Located in a dominant position and a quiet area, this house offers a pleasant home and an open view of the mountains. You will appreciate the charm of this place as you arrive and your gaze is attracted by the bucolic garden, a haven of tranquility, with trees, flowers and shady corners creating an enchanting decor.

Inside, the house offers spacious volumes on the ground floor. To the right is a 41m<sup>2</sup> living and dining room with fireplace and access to the exterior. To the left is the 25m<sup>2</sup> kitchen which marries comfort and function with lots of storage space, its 8m<sup>2</sup> larder, a cupboard, toilet and access to the basement.

Back to the living room and a magnificent wooden staircase leads up to three bedrooms (10m<sup>2</sup>, 11m<sup>2</sup> and 12m<sup>2</sup>), a study or small bedroom (7.5m<sup>2</sup>), a 6m<sup>2</sup> bathroom with both bath and shower and a toilet.

Outside, the garden has no overlooking neighbours and proposes several areas to relax and enjoy the carefully maintained green setting. The mountains act as a magnificent backdrop and accompany your every move, from your breakfast to enjoyable evenings on the 25m<sup>2</sup> terrace.

The ensemble is completed by the 39m<sup>2</sup> garage offering lots of storage space.

Construction is traditional, the slate roof covering in very good condition. Windows are wooden framed and double glazed. Hot water is provided by an electric powered hot water storage tank. Heating is provided by the fireplace and also electric radiators. The property has an individual sewage system.

This rare property mixes practicality, tranquility, space and exceptional views. Ideal for a family residence or holiday home. One for your shortlist.

You will be in a pleasant location and well placed for outdoor activities. You can choose between skiing at Saint-Lary (12km), Peyragudes (15km), Val Louron (17km) and Piau-Engaly (33km). Tarbes 1h for airport and 3h from the Atlantic coast.

### Summary

Property type:	House
Bedrooms:	3
Price	€351,000

### Key Information

Internal Area:	142 sqm
Land Area:	0.18 ha

### Location: Occitanie





## Gallery







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**S. and L. BROWN**



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