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## House for sale in Hautes-Pyrénées

Horgues , Hautes-Pyrénées , Occitanie



**€430,000**

inc. of agency fees

5 Beds      154 sqm      0.14 ha

Located in a well maintained residential neighbourhood south of Tarbes is this lovely contemporary home (2001) for sale. Designed,...

### At a Glance

**Reference** MFH-ADF1626770

**Near to** Horgues

**Price** €430,000

**Bed** 5

**Pool** No

**Hab.Space** 154 sqm

**Land** 0.14 ha

**Land Tax** N/A

### Property Description

Located in a well maintained residential neighbourhood south of Tarbes is this lovely contemporary home (2001) for sale. Designed, constructed and maintained to a high standard, this pleasant and comfortable home offers 154m<sup>2</sup> of living space. It has an entrance hall, living room, open kitchen, five bedrooms, a walk-in wardrobe, bathroom, washroom, two toilets, a larder, laundry room, attached garage, a carport and a lovely terrace. 1400m<sup>2</sup> of landscaped garden has a view of the Pyrenees.

You will appreciate this well conceived home, constructed in 2001 and offering a high quality of life.

The garden level of the house has a lovely entrance hall, a 48m<sup>2</sup> living/dining room with 7m<sup>2</sup> open kitchen, a 4.8m<sup>2</sup> larder, 8.4m<sup>2</sup> bedroom with 3.5m<sup>2</sup> washroom and a toilet. A 64m<sup>2</sup> terrace is accessed from the kitchen and living room. Partly covered and facing south, it has a superb view of your landscaped garden and the Pyrenees.

Upstairs are four more bedrooms (16m<sup>2</sup>, two of 11m<sup>2</sup> and 12m<sup>2</sup>). One has a storage cupboard and a balcony with view of the mountains. Another has a walk-in wardrobe or study, as you wish. There is a mezzanine with storage space, a 6m<sup>2</sup> bathroom with both bath and shower and a toilet.

The garden has a shelter for your car or your garden equipment.

The house is well insulated. The entrance gates are equipped with video phones. There is an attached garage and space to two more vehicles outside. The house is connected to fibre optic internet.

The roof framework is traditional and covered in slate. The windows are double glazed with automated shutters. The property is currently served by a septic tank system but the sewage mains is located at the property limit and could be connected. Underfloor heating is supplied

by a gas powered condensation system on the ground floor with electric powered radiators upstairs. There is a space to install a wood or pellet burner.

All these installations assure your comfort.

You will be in a sought-after village south of Tarbes, 25 mins from Lourdes, under 20 mins from Bagnères-de-Bigorre, 10 mins from Tarbes town centre, from airport and A64 motorway access, 1h from Pau, 40 mins from Spain and from skiing, 1h45 from Toulouse, 1h50 from Biarritz and the Atlantic Coast, 3h30 from the Mediterranean.

### Summary

Property type:	House
Bedrooms:	5
Price	€430,000

### Key Information

Internal Area:	154 sqm
Land Area:	0.14 ha

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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