Click to view MFH-ADF1626793

Countryside house for sale in Hautes-Pyrénées

Bernac-Debat, Hautes-Pyrénées, Occitanie



€279,000

inc. of agency fees

3 Beds **122** sqm

0.17 ha

Located in Saint Martin is this subtly renovated three-bedroom home dating from 1911 (122m² and south-facing), with an enclosed garden...

€279,000

At a Glance

Reference MFH-ADF1626793 Near to Bernac-Debat Price

Bed 3 Pool No Hab.Space 122 sqm

Land 0.17 ha

Property Description

Located in Saint Martin is this subtly renovated three-bedroom home dating from 1911 (122m² and south-facing), with an enclosed garden (1700m² of which 555m² carry a construction permit), a lovely outbuilding and spacious loft perfect for conversion.

You will certainly fall under the spell of this charming and welcoming home with lots of natural light and which is easily to divide into three separate lots with an apartment to renovate and the land with construction permit.

Inside, there is a 6m² entrance hall with cut-stone entrance and marble flooring sourced locally from Payolle. It serves a 21m² dining room, bathed in natural light, and a 14m² open fitted kitchen with attached larder.

A 21m² living room with wood burner leads to a 5m² laundry room, a 5m² washroom and a toilet.

Attached, with two splendid pebble walls, is a 30m² garage/workshop with toilet, which could easily be transformed to a master bedroom.

Upstairs are three bedroom with sloping ceilings and visible beams (two of 10m² and 15m²) and a modern washroom with toilet. The largest room has a view of the Montaigu peak, built-in cupboards around the old fireplace and automated roller shutters (via remote control).

Carrying on from the house is an old ground floor apartment, 60m², to modernise completely. It has an 18m² kitchen/dining room, an 18m² living room and a 21m² bedroom with walk-in wardrobe.

Stairs lead up to loft space (65 + 26 m²) where you could create a superb gite.

Opposite the house is a 36m² pergola where you can add an outside kitchen with all necessary

services in place.

A 14m² carport is attached to the 8m² prefabricated garden shed. A rainwater collection system will allow to you to water your garden.

The roof is covered in slate and completely changed in 2022: under layer, white PVC panelling and roof overhang.

The lovely garden has trees (1700m² with privets, althea, lilac, lime wood, laurel and magnolia), is entirely fenced and has a 555m² section carrying a construction permit (valid until March 2026). There is an orchard with fig, cherry and hazelnut. A 5m industrial galvanised gate allows access to all vehicles. There is also a well.

The whole family can be independent with public transports in proximity: local bus service (Région LIO), number 960 which goes to Tarbes for only 2 euros, bus stop only 150m away, a one minute walk on the same side of the road.

Heating and hot water production use electricity. There is also a wood burner. The electric lines in the village are buried. Connected to fibre optic.

Windows are wooden double glazed with wooden shutters in Basque blue.

This south-facing home is close to all commerce and services. Under 5 mins from commercial centre, just over 5 mins from medical centre (doctors, nurse, speech therapist, physio...), under 10 mins from two golf courses, just over 10 mins from Tarbes and A64 motorway, 15 mins from Tarbes-Lourdes-Pyrenees airport, 15 mins from Bagnères-de-Bigorre and from TGV station in Tarbes, 1h from skiing, 1h40 from Toulouse and from Biarritz and 3h30 from the Mediterranean.

Summary

Property type: Countryside house

Bedrooms: 3

Price €279,000

Key Information

Internal Area: 122 sqm

Land Area: 0.17 ha

Location: Occitanie



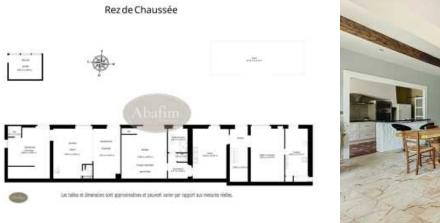
Gallery

























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 ours 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.

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