Click to view MFH-ADF1626794

# Countryside House for sale in Hautes-Pyrénées

Tarbes, Hautes-Pyrénées, Occitanie



€299,000

inc. of agency fees

**6** Beds **178** sqm **0.11** ha

Just 15 minutes north of Tarbes, this contemporary villa with swimming pool offers quality features, a pleasant living room, fitted...

#### At a Glance

**Reference** MFH-ADF1626794 **Near to** Tarbes **Price** €299,000

Bed 6 Pool Yes Hab.Space 178 sqm

Land Tax N/A

**Property Description** 

Just 15 minutes north of Tarbes, this contemporary villa with swimming pool offers quality features, a pleasant living room, fitted kitchen, two bathrooms, six bedrooms, study, terrace, garage and outbuilding set in 1100 m<sup>2</sup> of garden.

This contemporary villa, built in 2006, offers quality features, including traditional construction with a beautiful wooden roof structure.

You enter into the open-plan kitchen and living room (51m²) with wood-burning stove, and have access to the covered terrace and swimming pool via picture windows. A corridor leads you to a spacious bathroom (10m²) with double basins, balneotherapy and Italian shower, a wc, two bedrooms (11m²) and a bedroom (14m²) overlooking the garden (the villa has central vacuum extraction). Two service doors lead to a garage with a storeroom (24m²) and a lean-to just behind the kitchen (handy for unloading groceries in wet weather).

Take the wrought iron staircase upstairs to discover a study area, a bedroom (13m<sup>2</sup>), a shower room (5m<sup>2</sup>) with shower and wc, a two bedrooms (12m<sup>2</sup>). All the bedrooms have fitted wardrobes.

A large garage of 80m<sup>2</sup> is located at the entrance to the villa, with a standard door and a large opening, ideal for a van or compact motor home or for a craftsman, as there is a professional area with an office.

The roof is tiled, and the house was built in the traditional style in 2006. There is electric underfloor heating with reversible air conditioning and hot water is produced by a hot water tank. Photovoltaic panels provide an annual return. PVC and aluminium double-glazing. There is mains drainage.

It is located close to shops and bus stops in a quiet neighbourhood.

You are 15 minutes from Tarbes and the TGV train station, 20 minutes from the airport and the motorway, 1 hour from Pau and the TGV train station, 1? hours from Toulouse and the airport, 1? hours from Spain, 1? hours from the Basque coast and 3 hours from the Mediterranean.

**Summary** 

Property type: Countryside house

Bedrooms: 6

Price €299,000

**Key Information** 

Internal Area: 178 sqm

Land Area: 0.11 ha

Swimming Pool? Yes

**Location: Occitanie** 



# Gallery

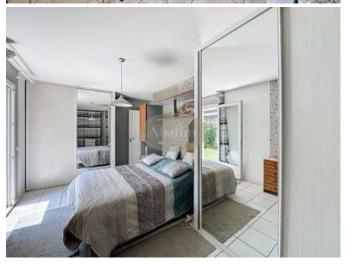
























Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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