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## House for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



# €166,000

inc. of agency fees

3 Beds      101 sqm      0.06 ha

Located close to Lannemezan town centre is this pleasant home for sale (1975, 102m<sup>2</sup>) offering a ground floor garage, laundry, study...

### At a Glance

**Reference** MFH-ADF1626817

**Near to** Lannemezan

**Price** €166,000

**Bed** 3

**Pool** No

**Hab.Space** 101 sqm

**Land** 0.06 ha

**Land Tax** N/A

### Property Description

Located close to Lannemezan town centre is this pleasant home for sale (1975, 102m<sup>2</sup>) offering a ground floor garage, laundry, study and games room. The upper floor has an entrance, living room, kitchen, three bedrooms and a washroom. Above is loft space to convert. The house has a 500m<sup>2</sup> garden with trees, in a quiet area yet close to schools and services. The house requires renovation to modern tastes.

This house has lots of potential and is a few steps from Lannemezan town centre. There are 102m<sup>2</sup> of living space and 500m<sup>2</sup> of land with trees. It has three bedrooms, a living room with plentiful natural light, separate kitchen, loft space (Carrez Law 45m<sup>2</sup>) and the ground floor (garage, laundry, study, games room) could be transformed to an independent dwelling.

On entering the main living areas you will access the 17m<sup>2</sup> west-facing sitting room and the 16m<sup>2</sup> kitchen. A passageway to your right leads to the three bedrooms (9m<sup>2</sup>, 12m<sup>2</sup> & 14m<sup>2</sup>), a 4.5m<sup>2</sup> washroom and a toilet. The loft is accessed from the kitchen where 45m<sup>2</sup> of space (Carrez Law), this 93m<sup>2</sup> footprint, are available for a master bedroom, office, games room...

The ground floor has a 36m<sup>2</sup> garage, 14m<sup>2</sup> study, 15m<sup>2</sup> laundry and 22m<sup>2</sup> games room. This floor is perfect for creating an independent apartment.

The roof is covered in tile, the traditional construction is in good condition. Heating is provided by gas. There is an electric powered 300 litre hot water storage tank. The property is connected to the sewage mains. Windows are double glazed with PVC shutters.

The garden has trees and is 500m<sup>2</sup>. Perfect for relaxing with friends and family.

There is lots of potential. Renovations will be necessary to modernise this charming house to your tastes.

You will be close to all commerce, services and schools. 1h20 from Toulouse, 30 mins from

Tarbes, 1h10 from skiing, 1h10 from Spain.

### Summary

Property type:	House
Bedrooms:	3
Price	€166,000

### Key Information

Internal Area:	101 sqm
Land Area:	0.06 ha

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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