

[Click to view MFH-ADF1626833](#)

House for sale in Hautes-Pyrénées

Argelès-Gazost , Hautes-Pyrénées , Occitanie



€175,000

inc. of agency fees

1 Beds 54 sqm 0.01 ha

Located in the heart of the Azun valley is this charming stone-built maisonette with garden and terrace. Accessible all year round,...

At a Glance

Reference MFH-ADF1626833

Near to Argelès-Gazost

Price €175,000

Bed 1

Pool No

Hab.Space 54 sqm

Land 0.01 ha

Land Tax N/A

Property Description

Located in the heart of the Azun valley is this charming stone-built maisonette with garden and terrace. Accessible all year round, it is ideal for a pied-à-terre in the mountains or for a rental opportunity after a little work to modernise.

You will appreciate the 36m² living space complete with wood burner, corner kitchen and access to the garden and wooden terrace. The cut-stone sink bears witness to the history of this dwelling with all the airs of a renovated shepherd's cottage.

A wooden staircase leads up to the 15.5m² sleeping area with mezzanine, washroom and toilet.

The slate roof covering is only 20 years old. The wiring is up to current regulations. Windows are double glazed. There is no asbestos, lead or termites in this traditional home located in this sumptuous valley on the doorstep of the Pyrenees National Park. Only the insulation could be improved and the current heating system should be modified if a rental project is planned.

Heating is currently provided by the wood burner and electric-powered radiators. There is an electric-powered hot water storage tank. The house is connected to the sewage mains. The garden has a shed.

You will be 15 mins from Argelès-Gazost, 25 mins from Lourdes for TGV and airport, 3 ski areas less than 40 mins, 45 mins from Tarbes, 2h from Toulouse and 3h from Bordeaux.

Summary

Property type:	House
Bedrooms:	1
Price	€175,000

Key Information

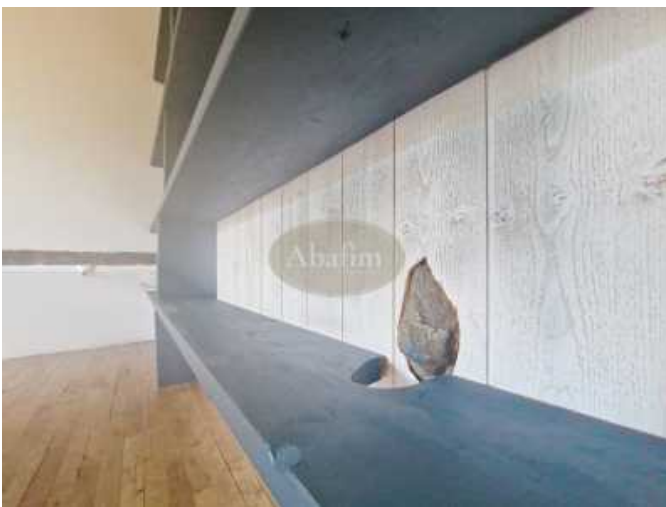
Internal Area:	54 sqm
Land Area:	0.01 ha

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post YORKSHIRE POST FRENCH PROPERTY NEWS

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 our 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 cooling 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