

# House for sale in Hautes-Pyrénées

Aureilhan, Hautes-Pyrénées, Occitanie





### At a Glance

Reference	MFH-ADF1625833	Near to	Aureilhan	
Bed	3	Pool	No	
Land	0.14 ha			

Price€296,800Hab.Space120 sqmLand TaxN/A

#### **Property Description**

Located 5 mins north of Tarbes is this rare ensemble for sale with spacious volumes and enormous potential. It is comprised of a 120m<sup>2</sup> home with three bedrooms, bathroom, sitting room and south-facing terrace and a 195m<sup>2</sup> warehouse complete with offices, storage space and toilets. There is parking for several vehicles and a car shelter as well as 1400m<sup>2</sup> of land.

The warehouse totals 195m<sup>2</sup> and is comprised of a 111m<sup>2</sup> space, offices of 22m<sup>2</sup> and 11m<sup>2</sup>, a 28m<sup>2</sup> storage

room, 9m<sup>2</sup> break room with kitchenette, shower, toilet and a 14m<sup>2</sup> break room. There are several water taps and various entrances, one of which into the largest space is big enough for utility vehicles. There is a car shelter and courtyard for manoeuvring vehicles.

The home consists of a 41m<sup>2</sup> living room with 7m<sup>2</sup> open kitchen, three bedrooms (10m<sup>2</sup>, 11m<sup>2</sup> & 12m<sup>2</sup>), a 4m<sup>2</sup> walk-in wardrobe, bathroom with both bath and shower, two toilets, a study and an 18m<sup>2</sup> larder. There is also a lovely south-facing terrace.

This house sits on 1400m<sup>2</sup> of land and is perfectly compatible with a commercial or artisanal activity. The warehouse and house each have their own entrance.

You would be able to purchase the property and perhaps rent out one of both buildings. The property has easy access and is 100m from the road.

Construction is traditional. The roof covered in tile. Windows are double glazed. Heating is provided by a heat pump system and hot water by gas. The property is connected to the sewage mains. There is an automated gate to the property.

You will be 5 mins north of Tarbes, 10 mins from motorway access, 20 mins from Tarbes airport, 50 mins from skiing and 1h45 from the Atlantic coast.

# Summary

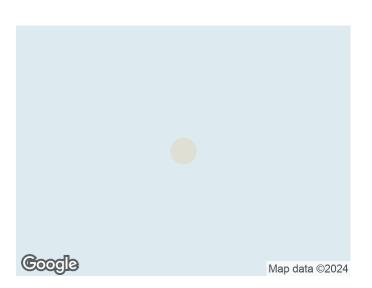
Property type: Bedrooms: Price House 3 €296,800

# **Key Information**

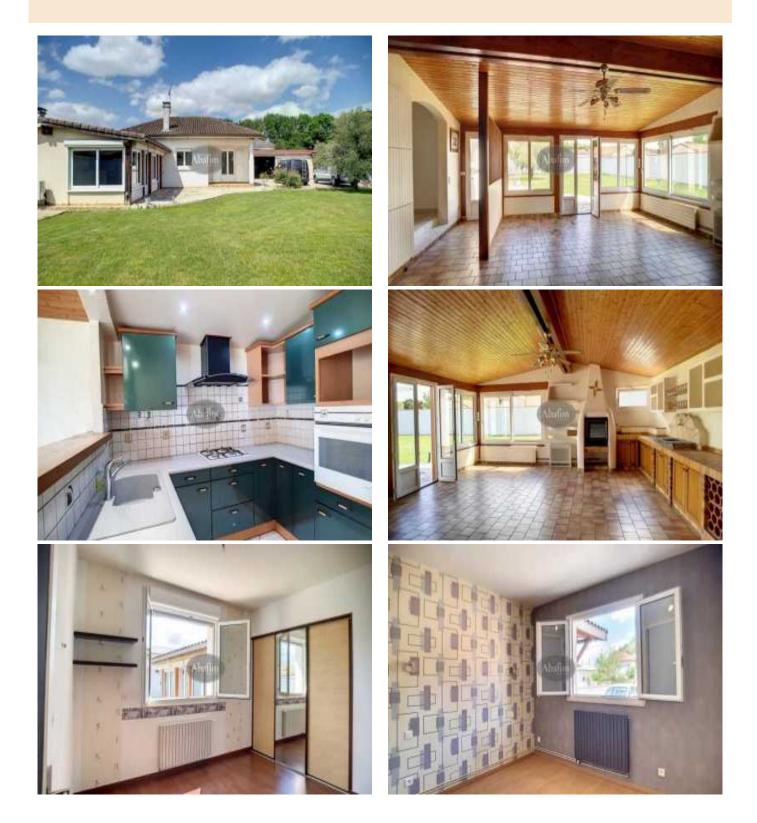
Internal Area: Land Area: 120 sqm 0.14 ha

#### **Location: Occitanie**





# Gallery



THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 myfrench-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 ©2004-2024 my-french-house.com All Rights Reserved