

[Click to view MFH-ADF1625962](#)

## Countryside house for sale in Hautes-Pyrénées

**Maubourguet , Hautes-Pyrénées , Occitanie**



**€179,000**

inc. of agency fees

**4 Beds      158 sqm      0.48 ha**

Located 30 minutes north of Tarbes, this converted barn (158 m²) is composed of 4 big bedrooms, an equipped kitchen with a dining...

### At a Glance

<b>Reference</b>	MFH-ADF1625962	<b>Near to</b>	Maubourguet	<b>Price</b>	€179,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	158 sqm
<b>Land</b>	0.48 ha			<b>Land Tax</b>	N/A

### Property Description

Located 30 minutes north of Tarbes, this converted barn (158 m²) is composed of 4 big bedrooms, an equipped kitchen with a dining area, a living room, a shower-room and outbuildings on a quiet garden measuring 4800 m².

You're going to love how close this property is to conveniences, the old style of the barn which is partly conserved and the big flat plot of land that it is on at the beginning of a hiking trail.

On the ground floor is a spacious entrance hall that gives onto the toilet, a 6 m<sup>2</sup> dressing, a door that opens to the garage. To the right of the hall there is an equipped kitchen/dining area (48 m<sup>2</sup> with exposed stones) and a wall built of stone). Next is the living room (21 m<sup>2</sup>, insulation, tiling, painted and electrical wiring to be finished).

Upstairs there is a 14 m<sup>2</sup> mezzanine that leads to four bedrooms (10 m<sup>2</sup>, 2 x 12 m<sup>2</sup>, 15 m<sup>2</sup>) and a 6 m<sup>2</sup> shower-room with a shower, toilet and double washbasin.

The adjoining part on the west side includes a plant room (19 m<sup>2</sup>) with the electrical board and electric hot-water heater, the garage (14 m<sup>2</sup>) and a small hen house.

The masonry of an extension (32 m<sup>2</sup>) is under way on the east side. Joinery with electric roller shutters are provided.

Heating is electric and connected to mains drainage. The doors and patio doors have aluminium frames. The windows have PVC frames and are double-glazed.

Some finishing touches will need to be carried out inside as well as outside.

Two clamps previously used for pumping water.

The two plots of meadows are enclosed; a lush apple tree and a pool to renovate.

This lovely house is 30 minutes north of Tarbes (airport and high-speed train, TGV); near all conveniences, schools and businesses; 15 min from Marciac which has a famous Jazz Festival; on the border of the Gers department and Aquitaine department; 30 min from the motorway; 40 min from an international airport (Tarbes Ossun Lourdes); 1 hr from Pau, ski resorts and Spain; 1 hr 45 min from Biarritz.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€179,000

## Key Information

Internal Area:	158 sqm
Land Area:	0.48 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 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 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**

great service  
fast transfers

send money abroad 24/7

excellent rates

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