

[Click to view MFH-ADF1626071](#)

Countryside House for sale in Hautes-Pyrénées

Saint-Laurent-de-Neste , **Hautes-Pyrénées** , **Occitanie**



€299,000

inc. of agency fees

5 Beds **260 sqm** **0.84 ha**

Located between Lannemezan and Montréjeau, quietly situated in a village, this lovely detached house measures 260 m² and is composed...

At a Glance

Reference MFH-ADF1626071
Bed 5
Land 0.84 ha

Near to Saint-Laurent-de-Neste
Pool Yes

Price €299,000
Hab.Space 260 sqm
Land Tax N/A

Property Description

Located between Lannemezan and Montréjeau, quietly situated in a village, this lovely detached house measures 260 m² and is composed of a big L-shaped living room, a dining room, a kitchen, five bedrooms, a bathroom, a shower-room, three toilets, a pantry/laundry room, a workshop and outbuildings, all on an 8000 m² garden with views of the Pyrenees.

A magnificent drive with trees on each side leads to the back of the house which is in a bucolic setting.

From the beautiful entrance hall (12 m²), and facing due south, is a 31 m² dining room with an insert followed by a big 60 m² living room with an open fireplace and then a fitted 14 m² kitchen with a 4.8 m² pantry/laundry room. The rooms give onto a wonderful terrace and the swimming pool. The terrace faces the Pyrenees and you'll enjoy pleasant meals with family and friends. The exterior can be enjoyed from all the openings in the rooms. Both fireplaces provide a cosy atmosphere during winter evenings.

Returning to the entrance hall, a wooden staircase leads to the big 38 m² landing on the first floor. This floor has four bedrooms (13 m², 2 x 13.8 m² & 15.9 m²) with patio doors to the balcony that runs along the house overlooking the pool and facing the magnificent Pyrenees. There is also a shower-room (3 m²) and a separate toilet.

The master bedroom (27 m²) has views of the Pyrenees and a bathroom (6.8 m²) with a shower, two washbasins and a toilet.

This floor also has a hidden door that opens onto a nice room (34.6 m²) that is used as a fitness room, but that could be used for other reasons (a play room for example).

To the right of the entrance, a door leads to a separate toilet, the boiler room, a workshop, a cellar and storage space with direct access to the yard.

Adjoining the house is a lovely outbuilding built of pebble. It could be transformed into a gite, bed-and-breakfast, a garage, etc. There is also a baker's oven that is in very good condition.

The swimming pool (10m x 5m) has an automatic cover for more comfort and security.

This detached house sits on a lovely 8000 m² garden that is planted with trees and flowers. It is partially fenced-in and has a well, which is very practical for the pool and watering the garden.

The house was built with quality materials and is well maintained.

The tiled roof was overhauled in 1989. It is in good condition, as is the roof structure. Joinery is PVC and double-glazed, with automatic roller shutters.

Upstairs, the bedrooms have solid wood flooring.

Two electric hot-water heaters.

Central heating provided by an oil-fired boiler. There is an open fireplace and a two-sided insert.

Drainage connected to two septic tanks.

This detached house is spacious and is an ideal investment for a family or anyone recently retired who is looking for a quality life.

Located near conveniences, a bakery, green grocer's, surgery, chemist's, primary and secondary schools; 10 min from the motorway and a national railway station (SNCF); 50 min from a ski resort; 1 hr 15 min from Toulouse; 1 hr 50 min from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

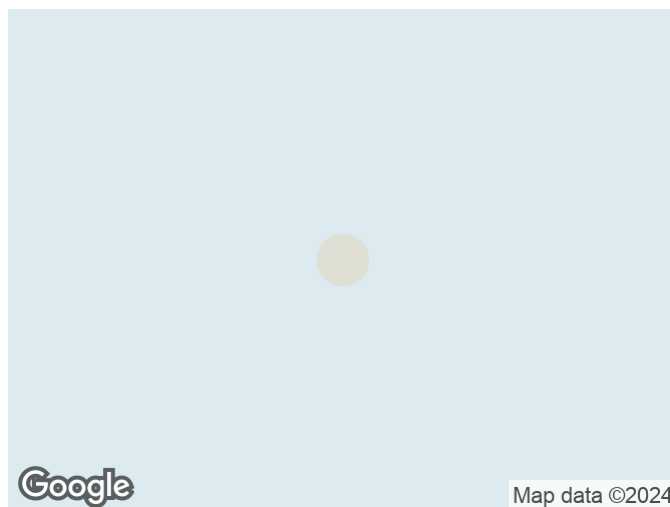
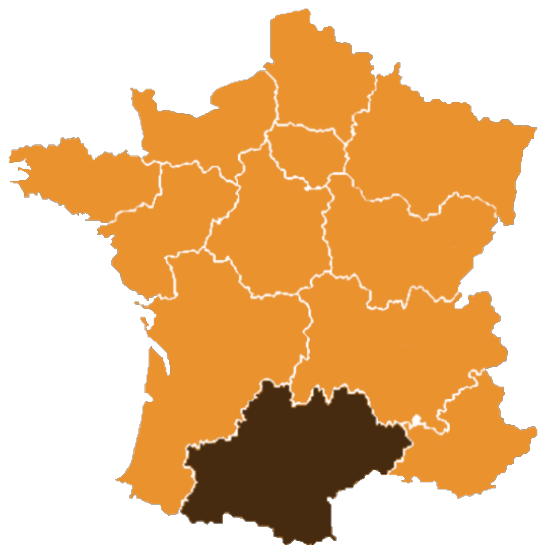
Summary

Property type:	Countryside house
Bedrooms:	5
Price	€299,000

Key Information

Internal Area:	260 sqm
Land Area:	0.84 ha
Swimming Pool?	Yes

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