



Detached House with Garden and Good Potential



Information de l'agent

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Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 150,176.3

Location

Pays:	France
Indicatif régional:	65100
Soumis:	03/11/2025

Description:

Single-story house with independent annexe (total area: 251 m²). A property with potential for growth, ideal for bringing your projects to life. A spacious and functional house: Large 33 m² living room with wood-burning stove, Separate 13 m² fitted kitchen, Three large bedrooms (16 to 26 m²) with built-in wardrobes, all south-facing, One of the bedrooms has an en-suite shower room with WC: ideal for a master suite, Large bathroom with WC, 14 m² room that can be used as a laundry room, workshop, or pantry - 36 m² solid veranda, a true additional living space opening onto the garden: perfect for a dining room, winter lounge, or playroom, Heating provided by a gas boiler, distributing heat via cast iron radiators or wood heating via the insert.

A flexible space to suit your needs: Over 70 m² with a separate entrance to be fitted out according to your wishes:

- Creation of a separate apartment (rental income).
- Space dedicated to a home-based professional activity.
- Accommodation for family and friends Guest house.



- Creation of new living spaces: bedrooms, bathroom, office.

Exterior and outbuildings:

- Quiet garden, not overlooked.
- Adjoining enclosed shed available for sale as an option: ideal for a workshop, garage or storage.

The advantages of this property:

- Quiet environment, in the immediate vicinity of Lourdes.
- Beautiful single-level living space.
- Great potential for development according to your projects.
- Possibility of acquiring an adjoining shed.
- Some work can be undertaken before the sale, depending on the agreements reached.

Possibility of acquiring an adjacent shed as an additional purchase. Bids will be received online, via a secure platform, after a property viewing and validation of your application. The seller will retain the final decision on the bids received. Bidding period: From December 8, 2025 at 8:30 a.m. to December 9, 2025 at 6:00 p.m. Starting price: €130,000 Price increment: €3,000 Located in a village near Lourdes, this single-story house offers a peaceful living environment, spacious rooms, and numerous layout possibilities. Situated on a 700 m² plot, it has a total area of 251 m² (Carrez Law), including 128 m² of living space to personalise.

A rare property in the area, to be discovered without delay!

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Hautes-Pyrenees is the southern-most department of the Midi Pyrenees region, its capital being the beautiful town of Tarbes. The department has a very interesting geography as two small sections belonging geographically to Aquitaine are administratively part of the Hautes-Pyrenees.

The department is split into two very different landscapes: mountains to the south covering half of the department, valleys to the north where the majority of the towns and villages are.

The economy of the department is mainly agricultural and tourism. Inside Midi Pyrenees, smaller areas have traditional names such as the Comminges (east of Toulouse) or the famous Gascony.

Hautes-Pyrenees is a very nice area to settle and one area to look out for (not very well known) is the



Baronnies, a set of 30 villages which decided to preserve their rural traditions. An unspoilt area, they represent the rural idyll for anybody in search for absolute peace, authenticity and rest.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Condition: Good

Commun

Chambres:	3
Salle de bains:	2
Dimesions du lot:	700 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Oui
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.787.775
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