



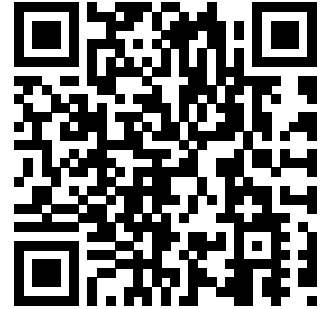
16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660
abafim.com

You can contact us by email using contact@abafim.com

Bigorre property, 4 gites, pool

699 000 € [Fees paid by the seller]

- Reference : AF25377
- Number of rooms : 18
- Number of bedrooms : 13
- Living space : 430 m²
- Land size : 3 700 m²
- Local taxes : 4 500 €



Located only 5 minutes north of Tarbes, this authentic Bigorre property dating from the end of the 19th century has been entirely renovated and consists of a main house (300 m²) and 3 separate houses, all on a magnificent tree-filled garden of 3700 m² with a swimming pool, shed and garage.

When entering this property, you discover the magnificent yard that leads to a wonderful garden in the middle of which the swimming pool (10m x 5m; salt treated) sits imposingly. In this lush setting there is also a vegetable garden, an aviary, an enclosure pour your animals, beautiful trees and a well for watering everything.

The main house is reached from the yard. It has a superb and large room consisting of a fitted kitchen (31 m²) with two pantries (4.3 m² & 6.7 m²) and a living-cum-dining room (45 m²) with a bar and pellet-burning heater.

The ideal large room for having friends and family over.

From the kitchen, a sliding patio door opens onto the summer terrace and its barbecue, as well as direct access to the pool.

The first bedroom (15 m²) and its own bathroom (4 m²) are reached from the living room on the garden level.

This level also has 2 separate toilets.

From the dining room, a modern staircase leads to the next floor.

The landing has wooden parquet flooring and a wardrobe.

This landing leads directly to two bedrooms (11 m² & 15 m²) and a separate toilet with a tap.

A hallway leads to a shower-room, another separate toilet and a big bedroom (22 m²) that faces south.

You then come upon three more bedrooms (10 m², 11.5 m² & 16 m²) and a shower-room with a toilet.

A beautiful wooden period staircase takes you back to the entrance hall.

Here, you find a second big kitchen-dining room (30 m²), with a pantry (2 m²), a pellet-burning stove and a heat pump.

From the entrance hall, a hallway takes you back to the living-cum-dining room.

By simply closing some doors, you can very easily divide this big house into two separate parts and have a gite or additional rental.

Returning to the yard, three separate entrances give access to the three small separate houses (42 m², 44 m² & 47 m²).

On two levels, each house has a living room, a separate toilet, a shower-room, a staircase and two rooms with sloping ceilings that are used as bedrooms.

These houses will be unoccupied for the sale and could be let out separately (Airbnb, seasonal gite or yearly rental).

Rented for the year, they yield an income for about 20,000 euros.

You decide their future use.

The big house can also easily be transformed into two separate dwellings by sealing off some doors. You could therefore have a 4th gite or rental, or simply have guests that are completely independent.

This rare property will make you feel like you're in the countryside, yet being just near the city.

The roofs are in very good condition. They are partly covered with slate and in black tiles.

The joinery is PVC with double glazing and in aluminium.

Hot water is produced by solar panels and electric hot-water heaters.

Heating is provided by heat pumps, electric heaters and pellet-burning stoves.

Connected to mains drainage.

Located 5 minutes from Tarbes and a national railway station (SNCF); 10 minutes from an airport and a golf course; 20 minutes from Lourdes; 1 hour from ski slopes and 1 hr 30 min from Biarritz, Toulouse and the Basque Coast.

ENERGY CONSUMPTION : C (127)

GREENHOUSE GAS : A (3)