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## Village Home with Garden

**214 000 €** [ Fees paid by the seller ]



- Reference : AF25502
- Number of rooms : 6
- Number of bedrooms : 4
- Living space : 170 m<sup>2</sup>
- Land size : 1 500 m<sup>2</sup>
- Local taxes : 628 €



Located in a village with services 20 mins from Lannemezan is this spacious home for sale with 170m<sup>2</sup> of living space on two floors including four bedrooms and two washrooms. There is a big garage and a lovely garden of more than 1500m<sup>2</sup>.

Ideal for persons who would enjoy having commerce within walking distance in the village (bakers, restaurants, butchers, bank, chemist, hairdresser, supermarket etc) as well as a medical centre with physio, dentists, doctors and vets.

The house is in the traditional style of this Gascon region. There is a 16m<sup>2</sup> entrance hall with, to the right, a 20m<sup>2</sup> space which could serve as dining room, sitting room or bedroom as it connects with a nice bathroom of 11m<sup>2</sup> with shower, bath and separate toilet.

To the left of the entrance is a 20m<sup>2</sup> currently serving as sitting and dining room and which opens via a double door to the 17m<sup>2</sup> kitchen.

A wide staircase leads up to four bedrooms (13, 15, 20 & 22m<sup>2</sup>), the smallest having a small washroom.

The house has a big attached garage of 60m<sup>2</sup> above of which is a loft space of equal size. There is a 60m<sup>2</sup> cellar in two sections and a 30m<sup>2</sup> livestock barn. These latter open to the enclosed garden which has a well.

There are electric radiators for heating as well as a fireplace, currently not used. Windows have one pane of glass. There is an electric storage tank for hot water. The property is connected to the sewage mains.

You will be 10 mins from Masseube and Boulogne-sur-Gesse, 20 mins from Lannemezan, 45 mins from Tarbes and from Auch, 1h15 from Toulouse airport and from skiing, 2h from the Atlantic coast.

**ENERGY CONSUMPTION : E (290)**

**GREENHOUSE GAS : B (9)**