



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

Upmarket apartment

278 000 € [Fees paid by the seller]

- Reference : AF25845
- Number of rooms : 4
- Number of bedrooms : 3
- Living space : 194 m²
- Local taxes : 2 464 €



Located on a shopping street in the centre of Tarbes, this wonderful Haussmann-style apartment is on the second floor of a small joint-ownership. Measuring 200 m², it is composed of a living room and an adjoining dining room (each with a fireplace), a separate kitchen, three bedrooms, two bathrooms, a shower-room, a laundry room, a sauna, two balconies, a garage and a cellar.

To the left of the big entrance hall, which has a mirror ceiling, is a 31 m² dining room that is very bright thanks to its wide windows. The room has parquet flooring and a fireplace. The big adjoining living room (33 m²) has a lovely marble fireplace, parquet flooring and is also very bright thanks to its 2 big patio doors that give onto a balcony.

Opposite the entrance hall is a fully equipped kitchen (10 m²).

The magnificent master bedroom (35 m²) has a fireplace with a big mirror. The room is very bright thanks to its two patio door that open onto a balcony. The bedroom also has a 6 m² walk-in closet that leads to a spacious 18 m² marble bathroom that has a shower, a jacuzzi, two washbasins, a toilet and a sauna

There are two nice bedrooms (11 m² & 18 m²) opposite the master bedroom. They have a 3 m² shower-room and an 8 m² bathroom. There are also 2 toilets, a laundry room and several cupboards.

You will also have a covered and secure car park, as well as a cellar.

Love at first sight guaranteed.

Windows are double-glazed.
Individual gas-fired heating.
Gas-fired boiler for hot water.
Tiled roof.

Located near all conveniences (businesses, schools, surgeries); 20 minutes from a golf course; 45 min from ski slopes; 1 hr 30 min from the Atlantic Ocean.

ENERGY CONSUMPTION : **C (124)**

GREENHOUSE GAS : **C (29)**