



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](mailto:contact@abafim.com)

## Charming Architect-Designed Villa

**370 000 €** [ Fees paid by the seller ]



- Reference : AF25981
- Number of rooms : 6
- Number of bedrooms : 4
- Living space : 135 m<sup>2</sup>
- Land size : 1 300 m<sup>2</sup>
- Local taxes : 1 690 €



Located 5 mins from Saint-Gaudens and 45 mins from Toulouse is this contemporary, architect deigned villa offering 135m<sup>2</sup> of living space. Constructed in 2012 with a wooden frame, it has a spacious living area with modern, open and fitted kitchen, four bedrooms, two bathrooms, a study, laundry, garage and swimming pool. There are 1300m<sup>2</sup> of land fenced land, south facing with a view of the Pyrenees.

Set in a privileged location, you will also appreciate the judicious conception and view this home offers.

Inside, the entrance hall serves, to your left, the spacious living area (43m<sup>2</sup>) which enjoys lots of natural light and an open, modern and fitted kitchen. You will appreciate the quality materials, design and notably the panoramic bay window which allows access to the magnificent wooden terrace, half covered, south facing and with a view of the mountains.

The wing of the house has two bedrooms (12m<sup>2</sup> & 14m<sup>2</sup>), a bathroom and storage space.

The right wing has two more bedrooms (11m<sup>2</sup> & 12m<sup>2</sup>), one of which has access to a private south-facing wooden terrace, a central bathroom with independent access to each bedroom, a toilet and a study (small bedroom) complete this space.

Back to the entrance hall and to the right is a 5m<sup>2</sup> laundry room and a toilet.

Outside, you will enjoy the semi-covered, 34m<sup>2</sup> wooden terrace with automated sunshade, the swimming pool and the 1300m<sup>2</sup> garden with trees. Finally, there is an independent garage.

This magnificent wooden framed villa has quality double glazing, the flat roof has a EPDM membrane. Heating is assured by a pellet burner as well as convection radiators and reversible air conditioning in the living room and right wing master suite. There is a 300 litre hot water storage tank. There is a centralised air distribution system available. The property is connected to the sewage mains.

This ideally located home will not stay long on the market. It represents an ideal investor for a family or newly retired persons searching for a quality home and views.

You will be 5 mins from Saint-Gaudens for all commerce and services, A64 motorway access, 45 mins south of Toulouse, 2h from the Atlantic coast and 2h30 from the Mediterranean.

**ENERGY CONSUMPTION :** **A (66)**

**GREENHOUSE GAS :** **A (1)**