

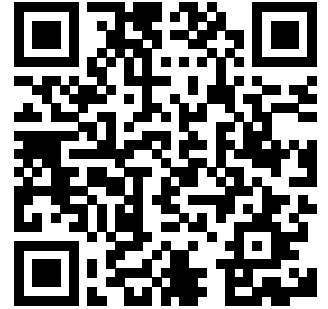


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## Home to Renovate

**88 000 €** [ Fees paid by the seller ]



- Reference : AF26058
- Number of rooms : 4
- Number of bedrooms : 3
- Living space : 97 m<sup>2</sup>
- Land size : 1 500 m<sup>2</sup>
- Local taxes : 700 €



Located near to Lannemezan and 30 mins from Tarbes is this 97m<sup>2</sup> home for sale, dating from the 1970's, which comprises a living area, kitchen, three bedrooms, a washroom, a conservatory and garage with a 1500m<sup>2</sup> garden in a bucolic setting near a forest.

The home is entered via a loggia which serves the kitchen and living area. Continuing on down a corridor are the three bedrooms and washroom. A staircase from the loggia at the entrance can access the loft space where two or three bedrooms could be added.

With some renovation work to be carried out, this house has the potential to become a lovely home. It is south facing and the garden is pleasant and close to a forest making for a bucolic setting. Possibility to acquire a further 1900m<sup>2</sup> of land which is attached and where you may construct another dwelling.

Possibility exists to acquire a further 1900m<sup>2</sup> of attached land you may construct upon.

The roof is currently covered in cement tiles which contain asbestos fibres, in common usage at the time of construction. Windows are wooden framed. A heating system should be planned. The property is connected to an individual sewage system.

You will be close to Lannemezan for all commerce and services, 10 mins from golf course, 30 mins from Tarbes, 45 mins from Spain and from skiing, 1h15 from Toulouse, 2h from Biarritz and 2h30 from the Mediterranean.

**ENERGY CONSUMPTION :** **G (639)**

**GREENHOUSE GAS :** **C (20)**