



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)

## Single-storey home, big garden

**166 000 €** [ Fees paid by the seller ]



- Reference : AF26129
- Number of rooms : 5
- Number of bedrooms : 2
- Living space : 80 m<sup>2</sup>
- Land size : 1 400 m<sup>2</sup>
- Local taxes : 796 €



Located in Tournay, this charming single-storey house to update has a living space of 80 m<sup>2</sup>, with 2 bedrooms and a big fenced-in and tree-filled garden of more than 1400 m<sup>2</sup>. All businesses and facilities are within walking distance.

To the right of the front door is an equipped kitchen (18 m<sup>2</sup>). From the kitchen, an open space leads to a shower-room (5 m<sup>2</sup>) with a shower and tub, to a separate toilet and to the garage (30 m<sup>2</sup>) that has two entrances.

Returning to the entrance, to the left is the living room (22 m<sup>2</sup>) with a fireplace and an open space that leads to the two bedrooms (11 m<sup>2</sup> & 13 m<sup>2</sup>).

The attic is reached from the garage. It has two 23 m<sup>2</sup> areas that could be converted into additional bedrooms if needed.

At the end of the open space, a door opens onto the terrace and garden (+1400 m<sup>2</sup>). There are three small outbuildings (6 m<sup>2</sup>, 10 m<sup>2</sup> & 14 m<sup>2</sup>) for storing your wood, tools, etc. The garden is filled with various trees and fruit trees (pear, cherry, fig) and has an entrance from the road behind the house.

Three reversible air-conditioners for heating.

Electric hot-water heater.

All the joinery is double-glazed with electric shutters.

The roof is in very good condition.

Connected to mains drainage.

All businesses and facilities are within walking distance.

Located 18 minutes from Lannemezan; 24 min from Tarbes; 45 min from Pau; 1 hr 30 min from Toulouse; 1 hr 45 min from the Atlantic Ocean.

**ENERGY CONSUMPTION : E (266)**

**GREENHOUSE GAS : B (8)**