



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

Contemporary Three-Bedroom Home

313 000 € [Fees paid by the seller]



- Reference : AF26141
- Number of rooms : 4
- Number of bedrooms : 3
- Living space : 98 m²
- Land size : 1 600 m²
- Local taxes : 1 756 €



Located 15 mins from Bordeaux is this contemporary bungalow for sale constructed in 2022 offering 98m² of living space. There is a spacious living room with a fitted kitchen, three bedrooms, a washroom and outside, 1600m² of land.

On entering the house you will discover the grand 57m² living room and kitchen, south-facing, with lots of natural light via the two patio doors and two windows. The open kitchen is fully equipped with an oven, hob and extractor fan. An economical pellet burner will rapidly heat the space and offer cosy evenings in winter. Complementing this is the air/air heat pump system with reversible air conditioning.

A corridor serves three bedrooms of 9m² each, an 8m² bathroom with both bath and shower and a toilet.

Each bedroom has the same heat pump reversible air conditioning system.

Hot water is produced by a thermodynamic Johnson heat pump system. The roof is covered in tile. Construction is traditional with brick and doubled with plaster board. Windows are double glazed with wooden shutters. The property is connected to the sewage mains.

Other than a few finishing touches required in the second bedroom, this contemporary home will appeal due to its modern aspect.

You will be close to all commerce and services and south-facing.

Located 5 mins from the A10 motorway, 15 mins from Bordeaux, 5 mins from Sainte-Eulalie-Carbon-Blanc train station, 10 mins from the C-Line Tram stop, 25 mins from Bordeaux airport, 1h20 from Royan, 1h40 from La Rochelle, 2h from Spain.

ENERGY CONSUMPTION : **B (94)**

GREENHOUSE GAS : **A (2)**