

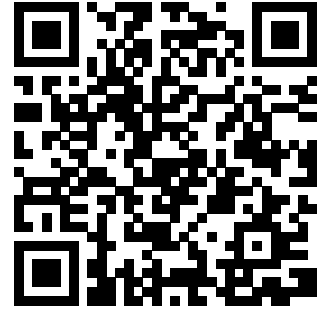


16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660
abafim.com

You can contact us by email using contact@abafim.com

Nice house, outbuilding and garden

329 000 € [Fees paid by the seller]



- Reference : AF26179
- Number of rooms : 8
- Number of bedrooms : 5
- Living space : 161 m²
- Land size : 530 m²
- Local taxes : 1 565 €



Located 2 minutes east of Tarbes, come and discover this wonderful house with character. Measuring 160 m², it is composed of a lovely kitchen-cum-dining room with a huge living room. There are also 5 bright bedrooms (one on the garden level), a study, 4 bathrooms, 5 toilets, an outbuilding, a big attic suitable for conversion, a carport for 3 cars and a lovely tree-filled garden of 500 m². A must see!

As soon as you go through the automatic front gate, you're going to fall under the charm of this house with character. This dwelling has different possibilities: a large family house where your guests can have their own room or letting out the rooms as BnB.

On the garden level there is a huge 30 m² living room and a separate kitchen-cum-living room (32 m²) with a lovely fireplace.

You'll be able to relax peacefully in the master bedroom (15 m²) which has a shower-room (8 m²) and a separate toilet.

This level also has a second separate toilet.

A beautiful oak staircase leads to the next 3 bedrooms (10 m², 15 m² & 20 m²), two with a shower-room (4 m² & 9 m²) and toilet.

All these bedrooms are very bright and some have a lovely fireplace a very nice parquet.

The second floor has an 8 m² landing that gives onto another bedroom (11 m²) with sloping ceilings and exposed beams. There is also a shower-room (7 m²) with a toilet. The next space (5 m²) is ideal for a study or a child's room.

Returning to the garden level, there is a huge adjoining outbuilding (53 m²) for you vehicles and workshop.

In this wing of the house, the first floor has an attic (77 m²) that is suitable for conversion.

After crossing the gravelled yard, you can easily park 3 cars in the carport (41 m²).

You can quietly stroll through the lovely flat garden (500 m²). It is fenced in, planted with flowers and has a well.

You'll enjoy family meals on the nice covered terrace.

The house faces south.

The roof has slate tiles.

The house has an alarm system.

Joinery is double-glazed.

Heating provided by a mixed gas boiler (Bosch).

Water heated by the solar panels on the roof.

Connected to mains drainage.

Located 2 minutes east of Tarbes; 5 min from the motorway; 10 min from a high-speed train station (TGV) and a golf course; 20 min from the airport Tarbes-Lourdes-Pyrenees; 30 min from Lourdes; 40 min from Pau; 2 hr from Spain; 1 hr from ski slopes; 1 hr 30 min from Toulouse and Biarritz; 2 hr 30 min from the Mediterranean Sea.

ENERGY CONSUMPTION : D (192)

GREENHOUSE GAS : D (38)