



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)

## Renovated house with lovely views

**279 000 €** [ Fees paid by the seller ]



- Reference : AF26187
- Number of rooms : 3
- Number of bedrooms : 2
- Living space : 93 m<sup>2</sup>
- Land size : 2 800 m<sup>2</sup>
- Local taxes : 680 €



Located 15 minutes from Bagnères de Bigorre, outside a small town and with a vantage point with lovely, clear and sunny views, this old house and barn have been nicely renovated. With a living space of 110 m<sup>2</sup>, it has a 2800 m<sup>2</sup> garden. The ground floor has a lovely living room with an open kitchen, a toilet, a pantry and a fireplace. Upstairs, there are two bedrooms, a walk-in closet, a big bathroom and a toilet. There is also another barn to renovate or use as an outbuilding. A lovely property to discover.

Situated near Bagnères de Bigorre, outside a small town and with a vantage point, this lovely property has recently been tastefully renovated. The old house and its cowshed have a living space of 110 m<sup>2</sup>. The ground floor has a nice living room with high ceilings, an open-plan kitchen, a pantry, a toilet and a fireplace with a wood-burning stove. Electric heating. Double glazing. Upstairs, there is a big bedroom with a walk-in closet, a second smaller room, a hallway with cupboards and a big bathroom with a toilet.

The slate tiled roof is insulated and has been overhauled. Drainage is up to code. Connected to mains (water, electricity and phone) and optic fibre. The setting is quiet, with lovely, clear and sunny views. Your main or second home near all conveniences.

There is another barn that is currently used as a workshop. It could also be renovated. Lots of character which would make it a lovely dwelling. The walls are stone and in good condition. The roof structure is also in good condition. The roof is metal cladding.

The property is accessible all year long. The road is cleared of snow. Little traffic on the road. Only 15 minutes from the closest city.

Located 15 minutes from Bagnères de Bigorre; 20 min from Tarbes and Lourdes; 40 min from the ski station La Mongie; 2 hr 30 min from Toulouse.

**ENERGY CONSUMPTION : E (293)**

**GREENHOUSE GAS : B (9)**